

THE STUDIO ISLAND LODGE KINGSBRIDGE

£685 Per

A one bedroom chalet with allocated parking and only a short drive to Kingsbridge





• 1 bedroom chalet • Parking • Short drive to Kingsbridge • modern kitchen and shower room

Nestled just outside of Kingsbridge this charming chalet offers a compact yet well-designed layout, it is ideal for a single applicant or a couple seeking a tranquil retreat.

Upon entering, you will find a welcoming reception area/ bedroom that leads to kitchen and a modern shower room. The property is unfurnished, allowing you to add your personal touch to the space. The property benefits from allocated parking, ensuring convenience for you and your visitors and a small outdoor space perfect for a bistro set.

Situated close to Kingsbridge town, you will have easy access to local amenities, shops, and restaurants, enhancing your lifestyle in this beautiful coastal area. The property is equipped with LPG-powered central heating and double glazing, providing comfort throughout the year.

The tenant is responsible for payment of LPG gas and electricity, water is included within the rent.

All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

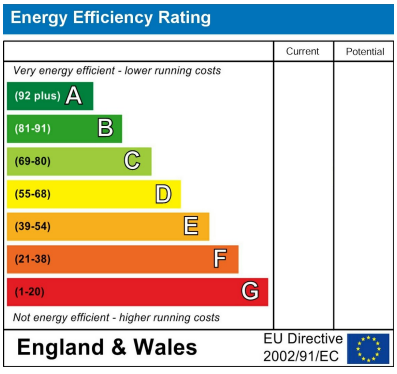
Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

IMPORTANT NOTICE: The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2.The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5.Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling









EPC Rating: Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kingsbridge Lettings
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

01548 852352
lettings@charleshead.co.uk
https://charleshead.co.uk/