



FLAT 2 92 FORE STREET KINGSBRIDGE

£875 Per

A well presented 2 bedroom apartment situated on Fore Street with access to a shared courtyard



- 2 bedrooms • Access to shared courtyard • Walking distance to amenities • Car park and street parking nearby

Full Description

A well presented 2 bedroom first floor apartment situated at the top of the town next to the car park and nearby amenities. Shared courtyard garden. EPC D.

The property is accessed through a communal door leading into an inner hallway through to the communal outside space. External stairs lead up to Flats 1 & 2, with a shared entrance porch area.

Staircase rising to the hallway into the sitting room with sash window and high ceiling providing a light and bright space.

Kitchen/breakfast room with a range of wall and floor based units. Built in oven, hob with extractor hood over. Window to rear of building overlooking the car park.

The main bedroom is of a generous size and has high ceilings and sash windows.

A further bedroom best suited to a nursery or work from home space.

Bathroom with bath and shower over. Sash window to side.

The property benefits from a sunny communal garden along with a private external store.

Services - Mains water, drainage, gas and electric with gas fired heating heating.

Council Tax Band A

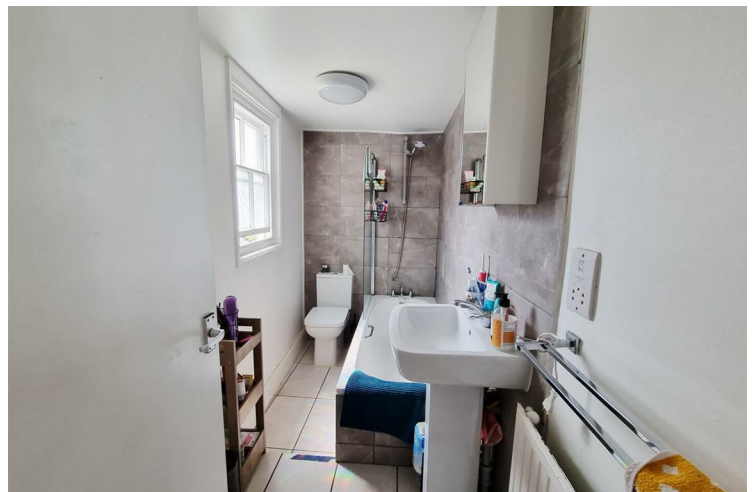
Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting- The property is available to rent on an Assured Periodic tenancy. It is unfurnished. 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: We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or



representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

EPC Rating: D Council Tax Band: A

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

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