



## FLAT A, 9 FORE STREET KINGSBRIDGE

£825 Per

Situated within the heart of the town centre, a modern first-floor apartment providing 2 bedrooms. EPC E



- Situated in the centre of town • Two bedrooms • Grade II listed first floor apartment

### Full Description

A most conveniently located, Grade II listed two-bedroom first-floor apartment situated within the heart of Kingsbridge town centre.

On entering the property, via its own private front door, the hallway gives access into the sitting room and a beautifully appointed modern fitted kitchen. There are two bedrooms together with a fully fitted shower room.

The town's amenities are immediately to hand which includes a short walk to the town square, quay, and promenade. There are a variety of independent shops close by, as well as the Library, Bus Station, Leisure Centre, Convenience Stores, Bank, and Schools. A public car park is located off Fore Street or on The Quay.

Within approximately a quarter of a mile is a boat launching slipway giving access to the beautiful tidal waters of the Kingsbridge and Salcombe Estuary where moorings may be available for residents. Kingsbridge is bounded on three sides by a lovely coastline which is National Trust administered and provides many miles of clifftop walks between the rugged headlands and sandy coves and beaches. Regular bus services are from the nearby Town Square to Dartmouth, Salcombe, Plymouth, and Totnes the latter two having mainline railway stations.

The property is approached off the lower end of Fore Street located above Fresh Fades. The grey door to the left of the premises leads to the front door at the rear of the building.

Services - Mains water, drainage and electric with electric 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. Should a pet be allowed the rent will be £850 pcm.

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

Viewings strictly by appointment with Charles Head.

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



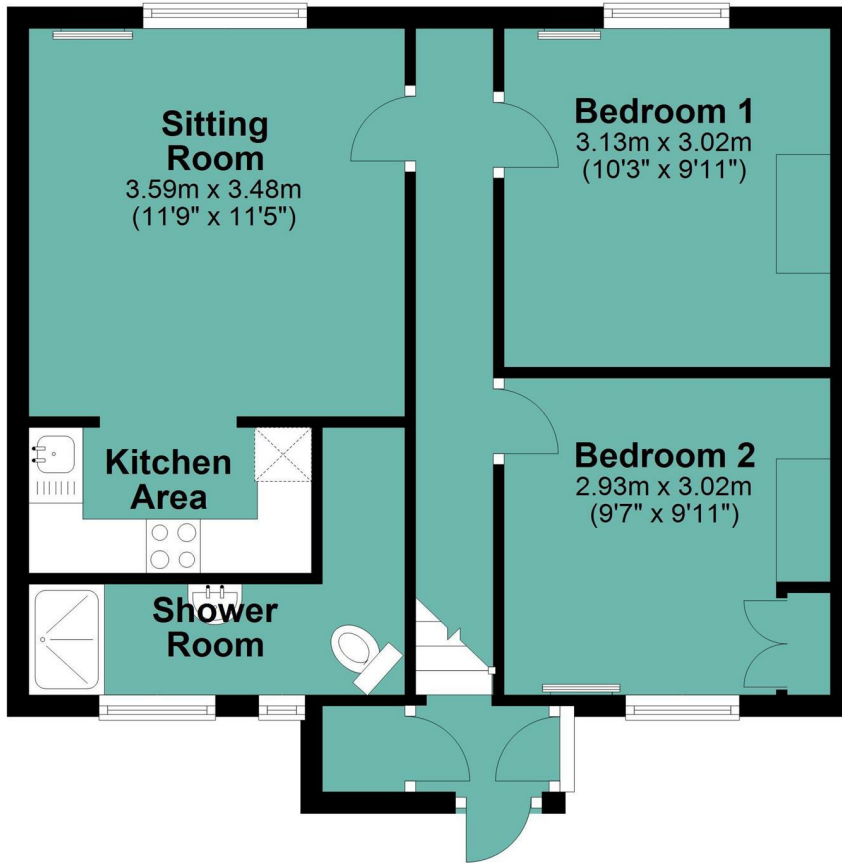
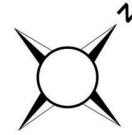
of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

**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



# First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 47.5 sq. metres (511.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</b>
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: E    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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