



4 Vine Terrace Fore Street, Kingsbridge, TQ7 1AJ

A unique and beautifully presented Victorian, four bedroom terraced house, with 2 kitchens and 2 living areas, located in the heart of Kingsbridge. Pets by negotiation, EPC Band: D. Tenant fees apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

- Four Double Bedroom Property
- Victorian Property
- 2 Outside Areas
- 2 Kitchens and 2 Living Areas
- Central Kingsbridge Location
- Council Tax Band: D
- Pets By Negotiation
- 12 Months Plus
- Deposit: £1,961.00
- Tenants Fees Apply

£1,700 Per Calendar Month

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## SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, a health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

## ACCOMMODATION

From Fore Street the property is accessed via gate leading to the front entrance door, which opens up to :-

### PORCH LEADING TO ENTRANCE HALLWAY

Enclosed porch area, with a door leading to the downstairs hallway, with understairs storage and doors leading to :-

### SNUG/LIVING ROOM

Good size snug area, with a feature fireplace, shelves and cupboards. Window to the front. Carpeted.

### BEDROOM 3

Double bedroom with a window overlooking the rear courtyard. Carpeted.

### KITCHEN/UTILITY

Comprises of wall and floor units, sink, oven and hob. 2 pantry style cupboards for storage and a window to the rear garden. Door to the rear courtyard.

### BEDROOM 2 WITH ENSUITE

Double bedroom with a window to the rear courtyard. Carpeted.

ENSUITE - Comprises of a WC, hand wash basin and a shower cubicle.

### STAIRWELL TO 1ST SPLIT LANDING

Stairwell ascending to the 1st split landing, which has storage cupboards and a door to the rear terrace.

### WC

Benefits from a WC and hand wash basin.

### STAIRWELL TO 1ST FLOOR

Stairwell ascending to the 1st floor, with doors leading to :-

### KITCHEN

Good size kitchen, comprising of wall and floor units, oven, combi microwave, hob, sink, dishwasher, fridge/freezer and extractor fan. There is a feature fireplace and a window to the rear.

### LIVING ROOM

Large living room, with shelving and cupboards on one wall, with a feature fireplace. Window to the front of the property. Carpeted.

### STAIRWELL TO 2ND SPLIT LANDING

Stairwell ascending to the 2nd split landing, with a door leading to :-

### BATHROOM

Comprises of a WC, hand wash basin and shower cubicle.

### STAIRWELL TO 2ND FLOOR

Stairwell ascending to the 4th floor, with good size landing space and doors leading to :-

### MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE

Double bedroom with a window to the front of the property. Carpeted.

WALK IN WARDROBE - Fitted wardrobes for plenty of storage. Window to the rear of the property.

ENSUITE - Shower over bath, double hand wash basin, WC and bidet.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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