5 PARK RISE
SALCOMBE

£1,300 Per

A winter let available from 1st October 2026- 31st May 2027.

• Winter Let- 1st October 2026 - 31st May 2027 • Furnished • Walking distance to the town centre and beaches • Driveway parking • 4 bedrooms and garden

Accommodation

Ground Floor
Entrance porch, spacious open-plan kitchen/dining room, living room, and cloakroom with WC.

First Floor
Bedroom 1: King-size bedroom with en-suite shower room.
Bedroom 2: King-size bedroom with en-suite shower room.
Bedroom 3: Twin bedroom with en-suite shower room.
Bedroom 4: Twin bedroom.
Family bathroom with separate bath and shower.

Outside
Front decking with outdoor table and chairs, private driveway parking, and an enclosed rear garden with two patio areas and a lawn.

Please note that pets are not permitted at this property due to the landlord's severe allergy.

Services - Mains water, drainage and electric with oil fired boiler providing heating and hot water.

Council Tax Band E.

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

This property is offered as a Winter Let on a contractual, fixed-term basis for the specified dates advertised and is intended for short-term, temporary occupation only. The arrangement is designed for applicants who retain a primary residence elsewhere or for company lets, where the accommodation is provided by a business for staff or corporate use. The nature of the occupation will depend on the individual circumstances of the letting.

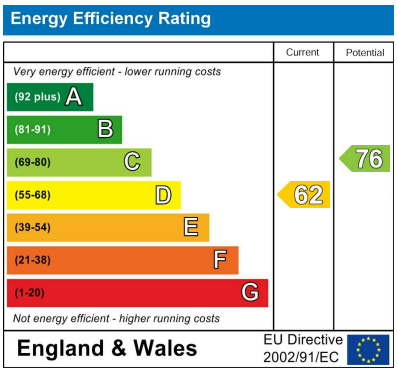
Letting - The property is available to rent on an Contractual Tenancy basis. Rent £1400.00 per calendar month. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

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.

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: D Council Tax Band: E

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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