



33 Knowle House Close, Kingsbridge, Devon, TQ7 1AN

£1,100 PCM

- Mid Terrace House
- Available April 2026
- Pets Considered
- Rear Garden
- Unfurnished
- Garage & Off-Road Parking
- Sought After Town Location
- Gas Central Heating

33 Knowle House Close, Kingsbridge TQ7 1AN

Nestled in the charming town of Kingsbridge, Devon, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,103 square feet, this property is ideally situated in a central location, making it an excellent choice for those seeking easy access to local amenities and the picturesque surroundings of the South Hams.

The house features three well-proportioned bedrooms, providing ample space for families or those wishing to accommodate guests. The modern bathroom is designed with contemporary fittings, ensuring a pleasant experience for all. The good-sized living room serves as a welcoming space for relaxation and entertaining, while the kitchen is functional and ready for your culinary adventures.

Step outside to discover a charming rear garden, perfect for enjoying the fresh Devon air or hosting summer gatherings. Additionally, the property boasts a garage and off-street parking, offering convenience and peace of mind for residents.

Available from April 2026, this unfurnished home is a blank canvas, allowing you to personalise the space to your taste.

In summary, this lovely town house in Kingsbridge presents an excellent opportunity for those looking to rent in a vibrant community. With its spacious layout, modern amenities, and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.



Council Tax Band: C



Material Information

Monthly rent: £1,100
Security deposit: £1,250
Holding deposit: £250
Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and unboarded, accessed by: Loft Ladder

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Restrictions

Pets: Considered by agreement with the landlord
Smoking or Vaping: Not permitted inside the property.

Viewings

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

Tenancy Type

Offered initially on an Assured Shorthold Tenancy with rent payable monthly in advance. The tenancy will transition to the new tenancy structure introduced under the Renters Rights Act in line with legislation when implemented.

Referencing Criteria

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1100, the applicant/s must be able to prove an annual household income of at least £33,000

Renters Rights Act

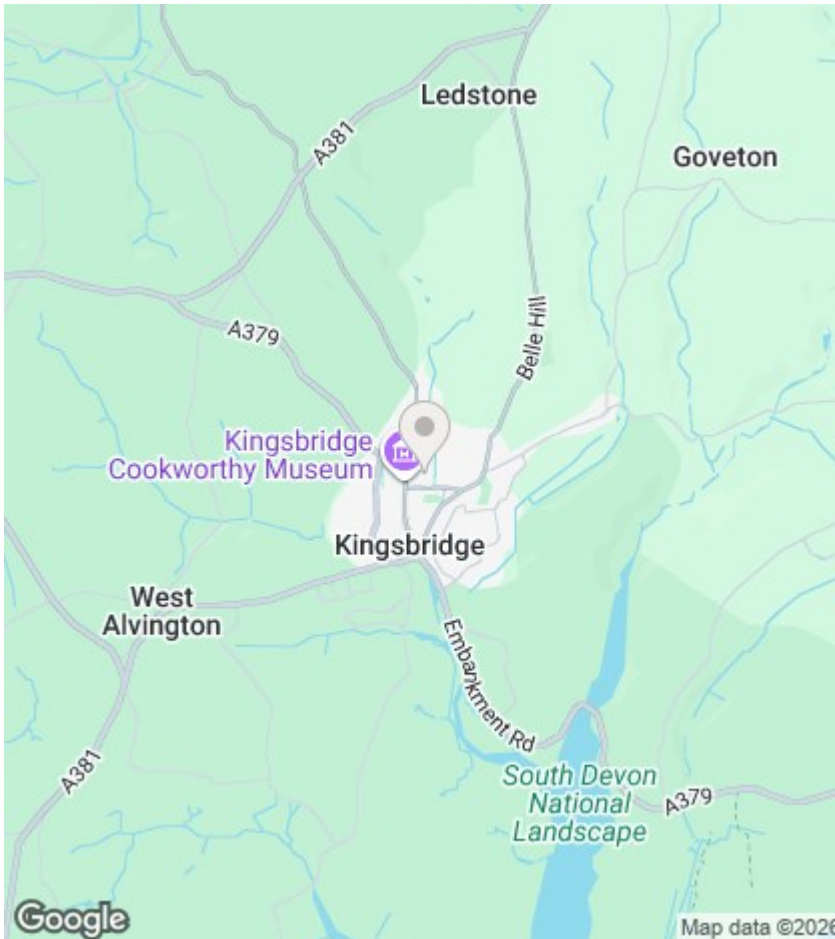
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:

- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye



Directions

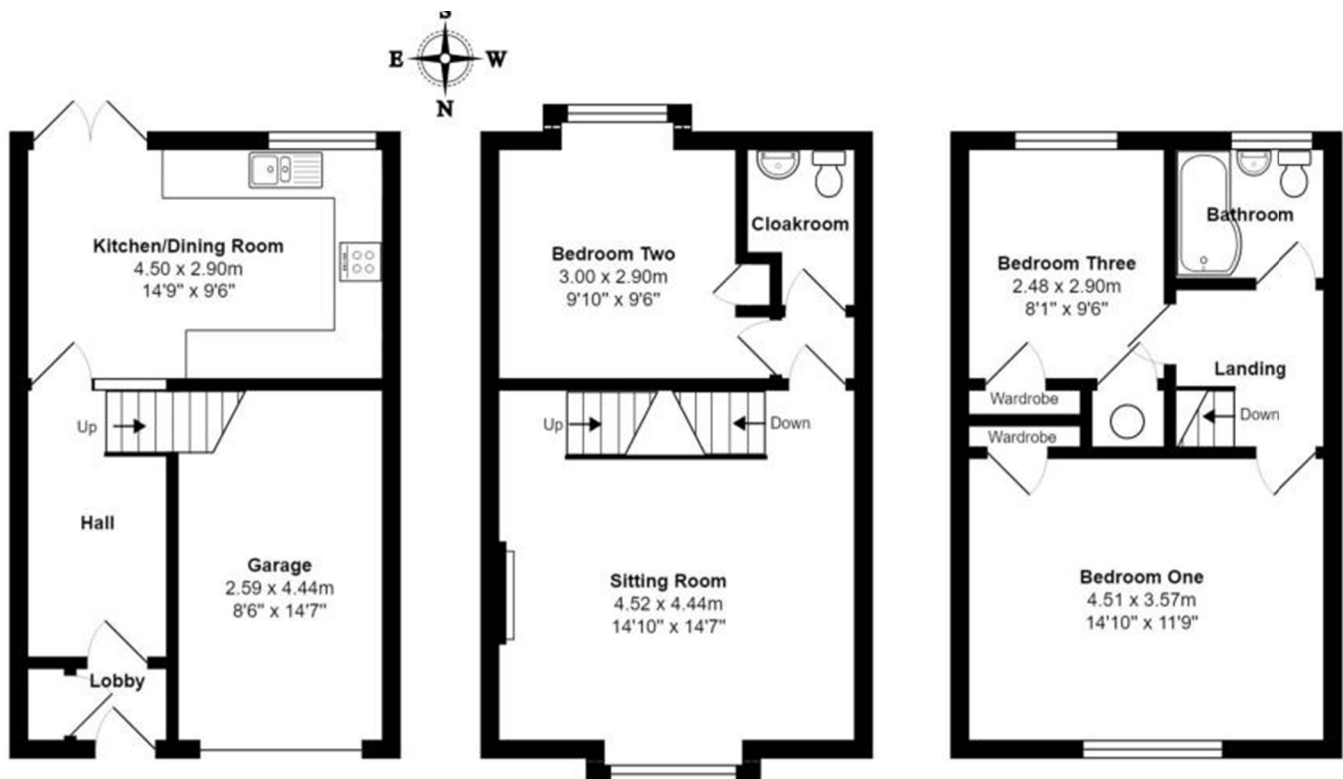
Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor

Second Floor

Total Area: 102.5 m² ... 1103 ft²
Including Garage