

Kingsbridge, Devon, TQ7 1QL



Ref: 97352

Totnes 12 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; (Distances Approximate)

A well-presented light and spacious unfurnished 2 bedroom top floor apartment with allocated parking space and fantastic views across Kingsbridge town. Sorry no housing benefit, smokers or pets. Fees Apply. Energy Rating C.

£650 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

Kingsbridge provides a good range of shops, health centre, leisure centre with indoor swimming pool, library, schools and churches. Close by there are moorings, quays and slipways at the head of the Kingsbridge/Salcombe Estuary. The area has an abundance of sandy beaches and clifftop walks with the popular sailing towns of Dartmouth and Salcombe within easy reach.

The property benefits from gas central heating and double glazing. The grounds to the development are well maintained with attractive flower beds and shrubs.

ENTRANCE

Entry through main door with entry phone system in to hallway. Letter boxes. Stairs rising to the 2nd floor. Door into

ENTRANCE HALL

Door opening into entrance hall. Phone intercom system. Radiator. Hanging hooks for coats etc. Cupboard housing boiler. Laminate flooring.

LIVING/DINING ROOM

Good size room with window to front with views over Kingsbridge. TV and telephone point. Radiator. Laminate flooring.

KITCHEN

A good range of floor and wall based units with contrasting worktop. Tiled splash back. Integrated gas hob with extractor hood over and oven underneath. Single drainer sink and mono tap. Space and plumbing for washing machine. Space for upright fridge/freezer. Window to front with views over Kingsbridge. Vinyl flooring.

BEDROOM 1

A double bedroom with window to front with views overlooking Kingsbridge. Laminate flooring. Door to

EN SUITE SHOWER ROOM

Comprising enclosed shower cubicle, W.C. wash hand basin with built-in storage under. Tiled splash back and mirror. Shaver socket and extractor fan. Laminate flooring.

BEDROOM 2

Single bedroom with window to side. Laminate flooring.

BATHROOM

White suite comprising bath, part tiled splash back, W.C. and wash hand basin, toilet roll holder and towel rail. Laminate flooring.

PARKING

One allocated parking space to side of building.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

POST CODE

TQ7 1QL

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234

COUNCIL TAX

Band B

RENT

£650 per calendar month

AVAILABLE

Immediately

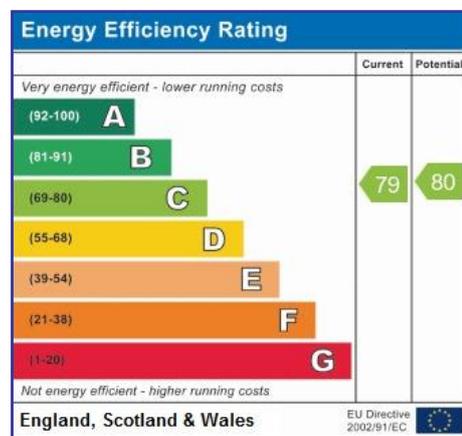
VIEWING

Strictly by appointment with Marchand Petit Residential Lettings. Tel: 01548 855599

ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.



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Dartmouth
01803 839190

Kingsbridge
01548 857588

Millbrook
01752 829000

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Torpoint
01752 815222

Totnes
01803 847979

London
0870 112 7099