

East Portlemouth, Salcombe, TQ8 8PE



Ref: 89963

Salcombe 0.5 miles (by boat), Kingsbridge 8 miles, Totnes 18 miles (Paddington about 3 hours), A38 Devon Expressway 16 miles

3 Bedroom part furnished semi-detached property in a quiet tucked away position. Having lovely views of surrounding countryside looking across to Salcombe and a glimpse of the estuary. Available for an initial 6 months. Sorry, no smokers or housing benefit. Pets by negotiation. EPC Rating E. Fees Apply.

£695 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

From the small village of East Portlemouth with its ancient church, is a passenger ferry operating throughout the year and linking the village to Salcombe; water taxis run by the Salcombe Harbour office are also available in the summer season. Therefore it is a short boat ride to the heart of Salcombe with its eclectic mix of pubs, restaurants, designer clothes shops, quays and mooring pontoons. For a more comprehensive range of facilities, Kingsbridge lies at the head of the estuary and has shops, leisure facilities and a highly regarded school. Communications are good, with the A38 Devon Expressway linking with the motorway network via the M5 at Exeter. There are train services to London, The Midlands, and The North from Totnes, and airports at Exeter and Plymouth provide connecting flights to British airports and overseas.

The ACCOMMODATION comprises:-

Open porch with door to outside store and door to entrance hall. Window to side, staircase rising to first floor. Night storage heater. Door to:

SITTING ROOM

Window to rear aspect with French doors opening out to the side with patio seating area and rear garden. Views looking out to adjoining fields and across to Salcombe. Fireplace with pine surround mantel, cast insert and quarry tile hearth. Night storage heater.

KITCHEN/DINING ROOM

Spacious bright room with dining area to rear. Window looking out to rear garden and across to adjoining farmland. Kitchen has window to front aspect, range of floor based cupboards and wall units, stainless steel sink drainer with mixer taps set within a granite effect rolled edge work surface with tiled splash back. Night storage heater. Freestanding electric cooker, dishwasher, washing machine and fridge. Vinyl flooring in the kitchen area, ceiling spotlights and door to a larder with fitted shelving and window to front.

FIRST FLOOR LANDING

Spacious landing with window to front, door to built in airing cupboard with hot water cylinder and slatted shelving.

BEDROOM 1

Bright and airy Double Bedroom with dual aspect windows to rear and side with wonderful views down to the estuary and surrounding countryside. Electric wall mounted panel heater.

BEDROOM 2

Double Bedroom with window to rear aspect looking out to adjoining farmland. Built in wardrobes to one wall. Electric panel heater.

BEDROOM 3

Single Bedroom. Window to side with estuary views. Electric panel heater and built in wardrobe.

BATHROOM

White suite comprising bath with thermostatically controlled shower above. Glass shower screen. Pedestal wash hand basin. Wall mounted mirror. W.C. Part tiled walls. Chrome electric heated towel rail. Electric wall mounted heater. Obscure glazed window and vinyl flooring.

OUTSIDE

Gravelled driveway leading down to property with one parking space at top of the drive.

To the side of the property is a patio seating area adjacent to the sitting room. Rest of the garden is laid to lawn with a timber built summer house. Lovely views from the garden looking across to Salcombe and down to the estuary. Range of shrubs.

PARKING

Parking space for 1 car

SERVICES

Mains water, drainage and electricity. Heating via Night storage heaters.

COUNCIL TAX

Currently Business Rated - awaiting council banding

LOCAL AUTHORITY

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

AVAILABLE

Mid-April

POST CODE

TQ8 8PE

RENT

£695 per calendar month.

VIEWING

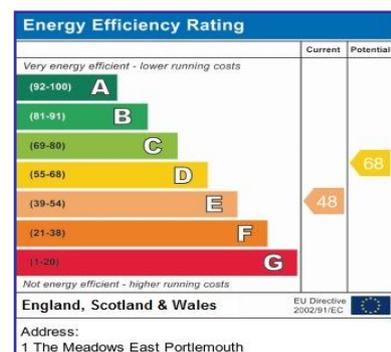
Strictly by appointment with Marchand Petit Lettings. Telephone 01548 855599.

ADMINISTRATION FEES:

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

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

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