

Martin Cottage, Easton, Bigbury, Devon, TQ7 4AN



Ref: 97677

Plymouth 18 miles, Modbury 4 miles, Kingsbridge 9 miles, Bigbury on Sea 2 miles (distances approximate)

Charming FURNISHED 3 bedroom, 3 bathroom attached Cottage situated in a hamlet close to the coast. Pets by negotiation. Sorry, no housing benefit or smokers. Energy Rating D. Fees Apply

£1250 PCM

Contact Lettings 01548 855599

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SITUATION and DESCRIPTION

Martin Cottage is located in the small hamlet of Easton and surrounded by the wonderful South Hams rolling countryside with stunning views of Dartmoor and only about three miles to the sandy beaches of Bigbury on Sea. The village of St Ann's Chapel is nearby with a store and popular pub. The Georgian town of Modbury with a range of local shops is some six miles north west. There are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury, and Dartmoor National Park is several miles to the north.

ENTRANCE

Via wooden gate and path to front door opening into:

BREAKFAST AREA

Open plan hallway entrance into breakfast area which opens into the kitchen and also the sitting/dining room.

CLOAKROOM

W.C. with wash hand basin.

UTILITY ROOM

With sink drainer and work surface and washing machine.

KITCHEN

Light and airy space with a range of white fronted wall and base units, glass fronted display units with contrasting work surfaces, inset sink with mono taps. Integrated electric hob with oven under and extractor hood over. Window overlooking garden. Tiled flooring. Door to:

STUDY/PLAY ROOM

With French doors opening onto the garden.

SITTING/DINING ROOM

Spacious open-plan sitting/dining room with wood burner. Window to side and French doors leading out onto the patio and garden.

FIRST FLOOR LANDING

Large open space with window to rear and doors leading to:

BEDROOM 1

Bright and airy room with windows to three aspects, including Juliet balcony overlooking garden. Dressing area and door to:

ENSUITE BATHROOM

With window to side, corner bath and separate enclosed corner shower. W.C. and wash hand basin. Heated towel rail, tiled floor.

BEDROOM 2

Set up as a twin bedroom with window overlooking garden. Door to:

ENSUITE BATHROOM

Comprising shower bath with separate shower over bath, glass shower screen. W.C. with wash hand basin. Tiled floor. Velux window.

BEDROOM 3

Another double bedroom set up as a twin room. Window to side.

BATHROOM

Comprising bath with shower mixer taps, separate enclosed shower. W.C. with wash hand pedestal basin, extractor fan, part tiled and alcove shelving.

GARDEN

With enclosed rear garden with patio. Gently sloped mature shrubs, flowers and hedge border. Gate to parking and garage.

There is also a communal garden and play area.

PARKING

Parking for two cars by entrance gate.

GARAGE

Single Garage

SERVICES

Mains electric and water (on meter). Oil fired central heating and hot water. Communal septic tank (Landlord will cover cost for this)

COUNCIL TAX

TBC - Currently Business rated

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

AVAILABLE

Immediately

POST CODE

TQ7 4AN

RENT

£1250 per calendar month

VIEWINGS

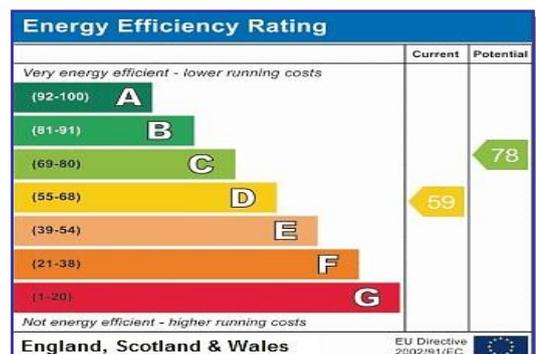
Strictly by appointment with Marchand Petit Residential Lettings. Tel: 01548 855599

ADMINISTRATION FEES

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

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