

Kingsbridge, Devon, TQ7 1DE



Ref: 98288

Totnes 12 miles, A38 Devon Expressway 10 miles and Salcombe 6 miles (distances approximate)

Conveniently situated one double bedroom ground floor flat in the heart of Kingsbridge. Gas fired central heating. Available unfurnished. Sorry no pets. Energy Rating C. Fees Apply.

£525.00 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.

ENTRANCE

Via front door into hallway:

HALLWAY

With storage cupboards and boiler housing. Wood effect laminate flooring. Door to:

LIVING/DINING SPACE

Open plan living/dining space. Window to front aspect. Wood effect laminate flooring.

KITCHEN

Wall and floor based units with under unit lighting and contrasting work surface. Single drainer sink with mixer taps. Space and plumbing for washing machine, space for fridge. Freestanding electric cooker with extractor hood over. Recessed drawer unit.

LIVING/DINING SPACE

Open plan living/dining space. Window to front aspect. Wood effect laminate flooring.

BEDROOM

Double bedroom with window to front aspect. Storage cupboard, wood effect laminate flooring. Door to:

BATHROOM

White suite comprising bath with shower mixer taps. Part tiled walls, W.C., wash hand basin set within vanity storage unit. Vinyl flooring. Heated towel rail. Wall mounted mirror fronted cabinet.

SERVICES

Mains electric, water, drainage and gas fired central heating and hot water.

LOCAL AUTHORITY

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

COUNCIL TAX

Band A

POST CODE

TQ7 1DE

AVAILABLE

End of October 2018

RENT

£525 per calendar month

VIEWING

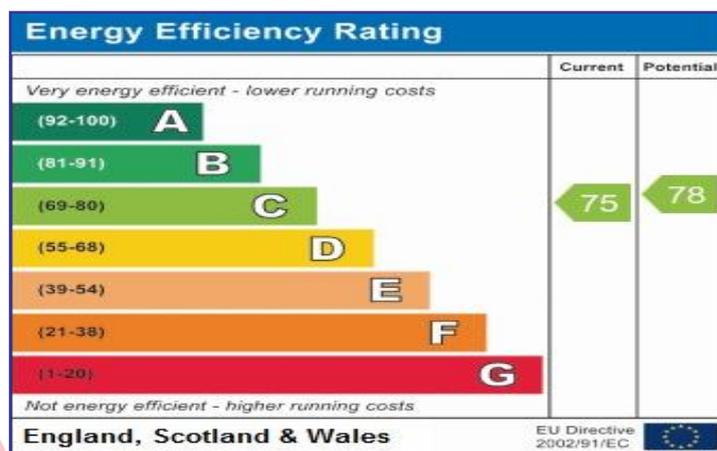
Strictly by appointment only through Marchand Petit Residential Lettings. Tel: 01584 855599

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