

Kingston, Kingsbridge, Devon, TQ7 4QA



Ref: 98367

Plymouth 17 miles; Modbury 4 miles; Kingsbridge 10 miles; Wonwell Beach 1 mile [Distances approximate]

A well presented furnished 2 bedroom cottage with garden. Available until end of May 2019. Energy Rating E. Sorry no smokers. Pets by negotiation. Fees Apply

**£625PCM**

Contact Lettings 01548 855599

# Kingston, Kingsbridge, Devon, TQ7 4QA

## SITUATION AND DESCRIPTION

Kingston is a small, peaceful and unspoilt South Hams village, which is made predominantly of pretty Devon cottages, many being thatched. It has a well known village inn, The Dolphin and a church. The village lies some three to four miles south of the Georgian town of Modbury, which is well provided with a range of local shops. For more comprehensive shopping centres Kingsbridge is to the south east and Plymouth, which is within easy commuting distance, is to the north west. The coast is within a mile at Wonwell Beach and nearby there are other beaches and coves, as well as fine cliff top and coastal walks, and an 18 hole golf course at Bigbury. There is sailing at Salcombe, Newton Ferrers and on the Erme estuary, and to the north there is Dartmoor National Park.

## APPROACH

The cottage is one of three terraced cottages. Go through the gate and you enter the porch area where there is a tumble dryer and shelf over. Main door leading into

## RECEPTION 1

A cosy sitting room with window to front overlooking garden. Telephone point. NSH. Wood burner set in traditional fireplace with stone hearth. Cupboard to side for coats etc. Small window. TV point. Small cupboard to other side. Walkway through to kitchen.

## KITCHEN

A well equipped kitchen with a range of floor and wall cupboards, electric panel heater, electric oven with hob. Integrated washing machine, freestanding fridge/freezer. Microwave on top. Walkway through to

## DINING ROOM

Cosy room with window to rear. Panel heater

## FIRST FLOOR

Door leading from sitting room up the stairs to the landing where there is storage cupboards and housing the hot water tank.

## BEDROOM 1

A double room with window overlooking to the side of the property. Feature fireplace. Panel Heater.

## BEDROOM 2

A bunk bed room with window to rear. Electric heating.

## BATHROOM

A good size family bathroom with white suite comprising of bath with shower over, wash hand basin and WC, heated towel rail and electric heater. Obscured glazed window overlooking garden.

## OUTSIDE

Small garden area with established shrubs and laid to lawn. Near the entrance porch, garden bench table. \*\* Please be aware the other cottages have a right of way through the pathway of no 1.

## AVAILABLE

December 2018.

## RENT

£625pcm

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

## COUNCIL TAX

Band C

## SERVICES

Mains water, drainage and electric. Electric storage/panel heaters.

## POSTCODE

TQ7 4QA

## VIEWING

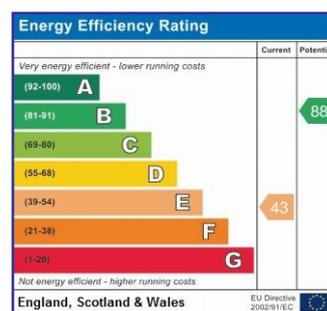
Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

## ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months 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.



1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.