

Church Street, Kingsbridge, Devon, TQ7 1BT



Ref: 53107

Totnes 12 miles; A38 Devon Expressway 10 miles ; Salcombe 6 miles

A well presented, spacious, unfurnished 3 double bedroom ground floor apartment with parking situated close to the town centre. Sorry no smokers or pets. EPC rating C. Fees Apply.

£695 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 ACCOMMODATION comprises:-

Part obscure glazed timber door opening into:-

OPEN PLAN LIVING ROOM

With sitting, dining and kitchen areas. Window to front aspect with fitted venetian blinds. Built in storage cupboards below housing the electricity and gas meters. Further built in storage cupboards with hanging rail and storage shelving. 2 radiators.

KITCHEN AREA

With a range of wall and floor based units. One and a half bowl stainless steel sink, drainer, mixer taps, roll edge work surface and tiled splashback. Separate drinking water tap with filter housed below the sink. Integrated gas cooker, 4 gas ring hob, extractor hood and light above. Fridge freezer. Wood effect vinyl flooring. Ceiling spotlights.

UTILITY/CLOAKROOM

Floor based cupboards. Stainless steel sink, drainer, roll edge work surface with tiled splashback. Space and plumbing for washing machine. WC. Coat hooks. Vinyl flooring. Extractor fan. Radiator.

BEDROOM 1

A double bedroom with obscure glazed window. Radiator.

BEDROOM 2

A double bedroom with window to front aspect, deep display sill. Radiator. Wall alcove shelving. Gas fired boiler providing the central heating and hot water.

BEDROOM 3

A double bedroom with window to front aspect, deep display sill. Radiator.

BATHROOM

White suite comprising bath with a thermostatically controlled shower above, bath shower screen and rail. Pedestal wash hand basin. WC. Part tiled walls. Striplight/shaver point. Electric extractor fan. Vinyl flooring. Radiator.

PARKING:

One allocated parking space in Windsor Court

SERVICES

Mains electricity, water and drainage. Gas fired boiler providing central heating and hot water.

LOCAL AUTHORITY

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

COUNCIL TAX

Currently Band B.

POST CODE

TQ7 1BT

RENT

£695

VIEWING

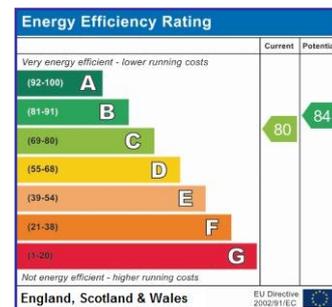
Very strictly by appointment only through Marchand Petit Lettings. Tel 01548 855599.

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.



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