WHEELWRIGHTS COTTAGE LOWER COLTSCOMBE

KINGSBRIDGE, TQ7 2QE

£1,500 PER CALENDAR

Nestled near the village of Slapton, this charming barn conversion boasts three inviting bedrooms, two en-suite bathrooms, a delightful garden, and allocated parking

CHARLES HEAD
EST.1902
EXPERTS IN PROPERTY

WHEELWRIGHTS COTTAGE

• Exposed beams and unique character • Situated in a tranquil area • Available now • Allocated parking • Log burner in living room • Close proximity to Stokenham and Slapton • Local amenities and primary school within close proximity • 3 spacious bedrooms, 1 with en-suite bathroom • Countryside views • Open plan kitchen, living and dining room

Full Description

As you step into the property, you are welcomed by a spacious entrance hallway. Here, you will find a W/C, alongside Bedroom 1 which boasts an ensuite bathroom complete with a shower over the bath. Bedroom 2, also located on this floor, features a beautiful exposed beam and offers countryside views from its windows.

Ascending to the first floor, you will discover Bedroom 3 with exposed beams and a Velux window. The family bathroom is also situated on this floor and includes a shower over the bath with Velux window.

The bedrooms are freshly painted and all benefit from new carpets.

The lower ground floor is the heart of the home, presenting a spacious and inviting open-plan kitchen, living, and dining area. A unique feature of this space is the characterful steel wheel situated in the center of the living room. The well-equipped kitchen includes fitted appliances such as an oven, electric hob, fridge/freezer, and dishwasher. A couple of steps lead you to the comfortable living and dining areas. A door opens up to the tranquil garden.

The property also features a front courtyard garden where you can enjoy further countryside views. The property an allocated parking space.

Location: Slapton has a thriving community, and is home to two Public Houses, an independent community shop, the village Hall and the Church. Less than a mile away the beautiful pebble beach of Slapton Sands can be found along with the freshwater nature reserve of Slapton Ley. The spectacular South West Coastal path is joined here on the stretch between Dartmouth and Start Point. For a comprehensive array of amenities, including shops, healthcare facilities, educational institutions, and recreational opportunities, both Kingsbridge and Dartmouth lie within an eight-mile radius, easily accessible via a main bus route. Dartmouth itself, situated on the picturesque River Dart estuary, captivates with its panoramic vistas of the sea. The town boasts a vibrant array of local boutiques, eateries, and cultural events, including the renowned Dartmouth Regatta and delightful food festivals.

Directions: From the centre of Kingsbridge take the exit towards Dartmouth (A379) and follow this road until you reach Stokenham. At the roundabout take the first exit and continue straight. Take the next junction on your right and continue for approx. 1.5 miles. Take a sharp left to follow the sign post for Start. Follow this road for 0.5 miles and turn right, this will take you to Lower Coltscombe. Drive to the top of the road and the property will be on your left on the end.

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Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Private Drainage and Private Water.

EPC: Current D (63) Potential C (79)

Viewings: Very strictly by appointment only

Should a pet be considered the rent will be increased by £25.00 pcm. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

IMPORTANT NOTICE: The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2.The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5.Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.

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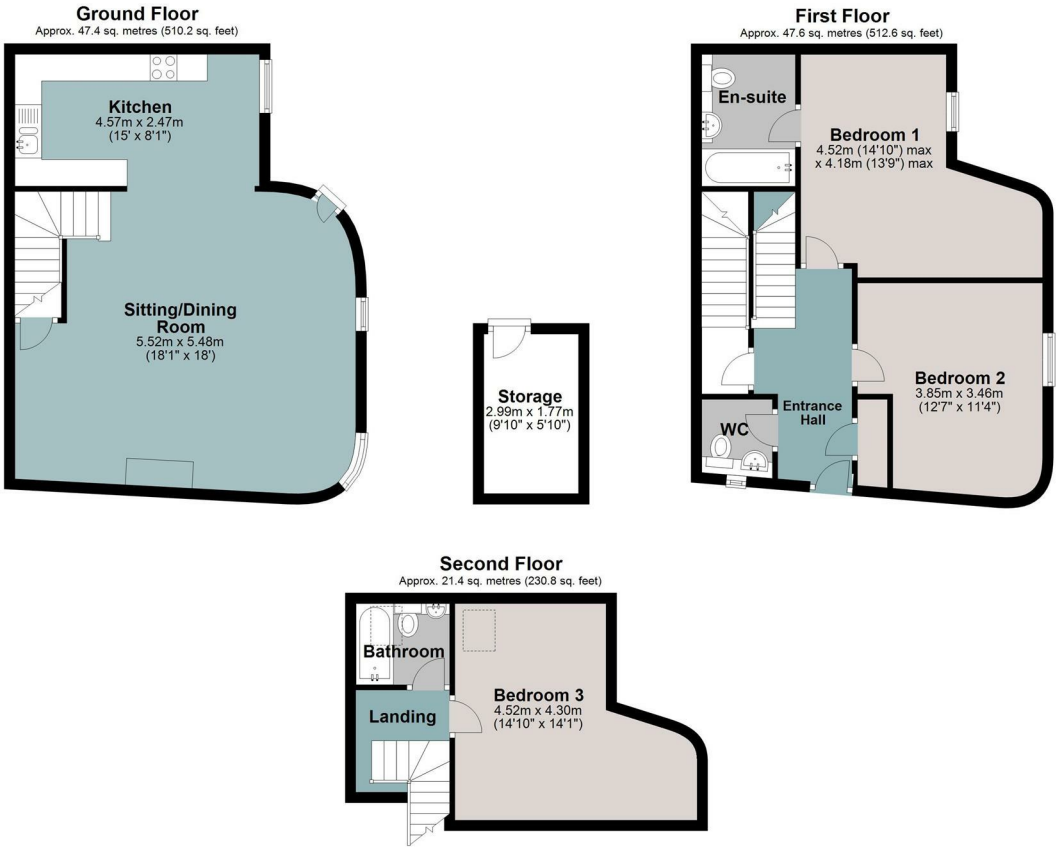
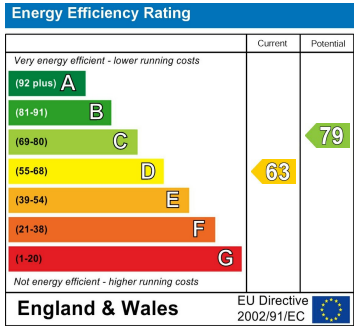


Total area: approx. 116.5 sq. metres (1253.6 sq. feet)



EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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