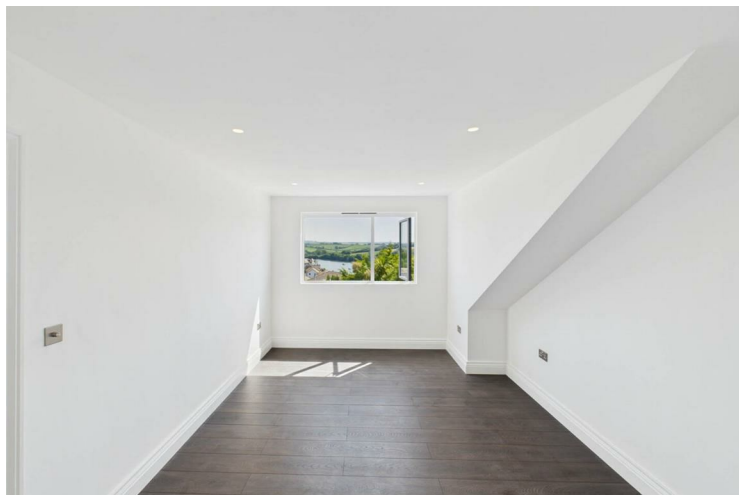
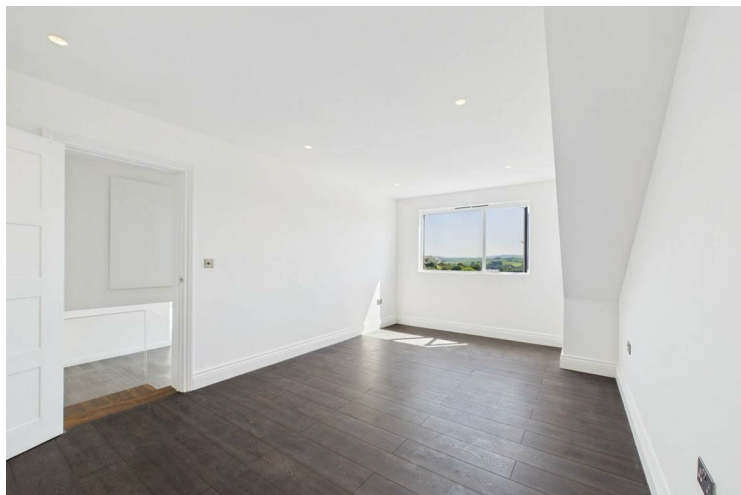




13 HIGHFIELD DRIVE KINGSBRIDGE

£2,250 Per

A newly refurbished 3 bedroom property with garage, garden and plenty of parking



- Open plan living • Water views • Walking distance to Kingsbridge town centre • 3 bedrooms, 3 en-suites • Rear garden laid to lawn and patio • Single Garage and plenty of parking

A newly refurbished property offering stylish and versatile accommodation, enjoying stunning water views from both the property and garden.

The ground floor comprises of an open-plan kitchen, living and dining area, creating the perfect space for modern living and entertaining. The fully fitted kitchen is complemented by a feature log burner within the living area, while bi-folding doors open onto the patio, where you can enjoy the water views.

A couple of steps lead to Bedroom Two, a generous double bedroom benefiting from water views and its own en-suite shower room. The ground floor also offers a convenient WC and a built-in storage cupboard located by the front door, housing the washing machine and tumble dryer.

A further set of steps leads to two additional double bedrooms, both enjoying en-suite shower rooms. Bedroom One also benefits from direct access to the rear garden via French doors.

Externally, the property features a single garage, driveway parking and an enclosed rear garden laid to patio and lawn.

Council Tax Band: Awaiting banding

Local Authority: South Hams District Council.

EPC: B (90)

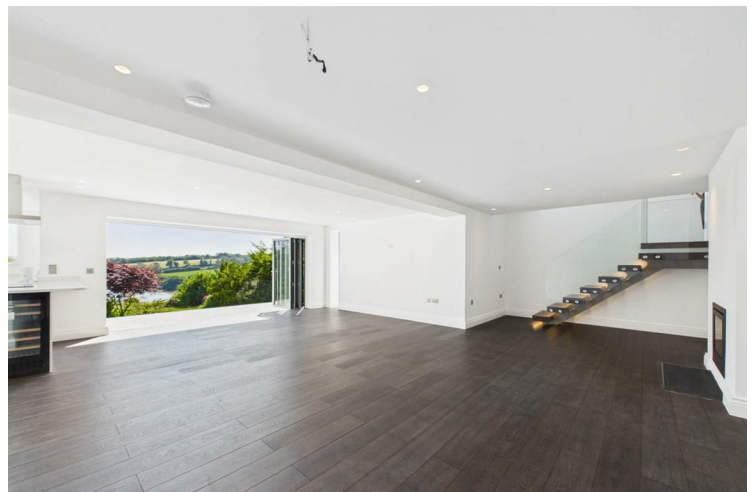
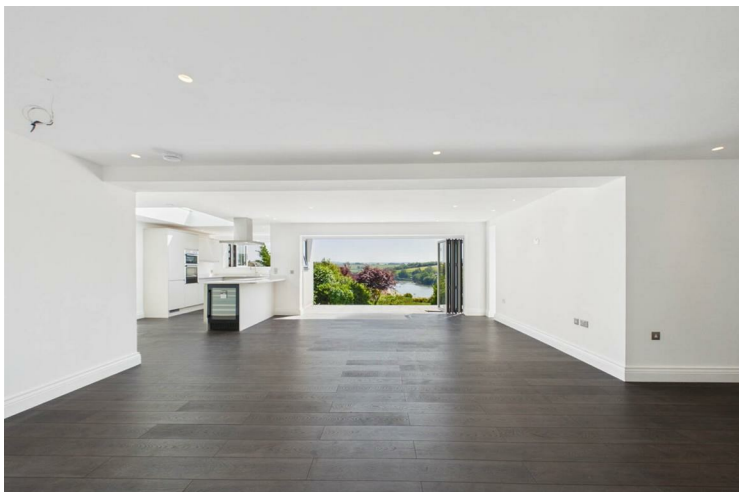
All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Viewings strictly by appointment with Charles Head.

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: We would like to inform prospective renters that these rental particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and



aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: B Council Tax Band: New Build

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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