



## 9, THE MOORINGS EMBANKMENT ROAD

£1,465 Per

AVAILABLE NOW - A waterfront 3 bedroom apartment with parking and within walking distance of the town centre



View from Sitting Room



- Available now • Waterfront Apartment • Balcony • Secure gated community • Allocated parking, plus visitor parking

This well presented waterside property comprises of an open plan sitting/dining room, kitchen, bathroom and 3 bedrooms; 1 with en-suite and 1 with a balcony. The property benefits from immediate Estuary views, lift access and access to the communal gardens.

The Moorings is a uniquely situated development of twenty nine apartments on the banks of the Kingsbridge Estuary in the glorious South Hams located half a mile from the town which is a level walk along the quayside and promenade. The personally activated electric gates at the entrance provide security, allocated private parking with an electric car point is available for your convenience. You'll also have access to beautifully landscaped communal gardens, where you can unwind and connect with nature. For water enthusiasts, a private mooring could be provided by separate negotiation, granting you easy access to the Kingsbridge and Salcombe Estuary for boating and water activities.

Services - Mains water, drainage and electric with electric heating and hot water.

Council Tax Band G

Regrettably due to restrictions on the head lease we cannot accept pets.

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting- The property is available to rent on an Assured Periodic tenancy. It is unfurnished. 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: 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



- Slipway access to water • 3 Bedrooms • Desirable location • Level walk along estuary to town

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                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      | 71                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: D      Council Tax Band: G**

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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