21 BEADON DRIVE SALCOMBE

£1,100 Per

A spacious three-bedroom home with beautiful countryside views, balcony, garage and driveway parking available until 31st March 2027.

• Three-bedroom detached home • Stunning countryside views • Open-plan living/dining room • Balcony with far-reaching views

The property is approached via an entrance porch, which opens into the ground floor accommodation. From here, there is access to Bedroom One, a well-proportioned room benefiting from built-in wardrobes and an en-suite comprising a shower, WC, wash hand basin and bidet. A further door provides convenient internal access to the garage.

Stairs rise to the first floor, where the main living accommodation takes full advantage of the surrounding countryside views. The open-plan living and dining room provides a bright and welcoming space, with sliding doors opening onto a balcony – an ideal spot to sit and enjoy the outlook.

The kitchen is fitted with a range of wall and floor-mounted cupboards providing useful storage and workspace. A rear door opens onto a small patio area, with steps leading down to the driveway.

Completing the layout on the first floor are two further bedrooms, along with the family bathroom, which is fitted with a bath with shower over, WC and wash hand basin.

Services - Mains water, electricity, drainage and gas central heating

Council Tax Band- E

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

This property is offered as a Winter Let on a contractual, fixed-term basis for the specified dates advertised and is intended for short-term, temporary occupation only. The arrangement is designed for applicants who retain a primary residence elsewhere or for company lets, where the accommodation is provided by a business for staff or corporate use. The nature of the occupation will depend on the individual circumstances of the letting.

Letting - The property is available to rent on a Contractual Tenancy basis. Rent £1,100 per calendar month. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

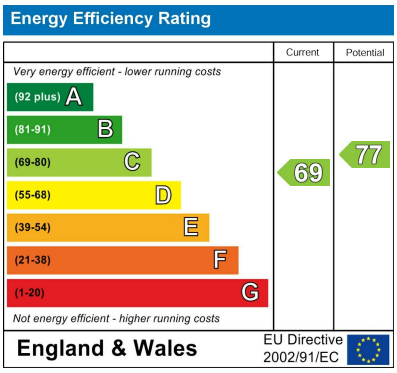
Viewings strictly by appointment with Charles Head.

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.

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

• Principal bedroom with en-suite • Garage and driveway parking • Available until the end of March 2027

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.



EPC Rating: C Council Tax Band: E

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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