



14 LIME GROVE KINGSBRIDGE

£1,200 Per

14 Lime Grove is a well-presented home offering practical living space throughout. Long term let preferred.



- Spacious rear garden partially laid to lawn
- Versatile single bedroom suitable as an additional bedroom, home office, or study.
- Walking distance into the town centre and local schools
- Cosy log burner in the living room
- Close proximity to all amenities

Full Description

14 Lime Grove is a well-presented home offering practical living space throughout.

A porch leads into a bright living room with a log burner. To the rear, the kitchen/dining room provides a good range of wall and base units, with direct access to the garden patio.

Upstairs, there are three bedrooms: two doubles and one single, suitable for use as a bedroom, office or study. The family bathroom includes a bath with shower over.

The rear garden has a lawn and two patio areas, along with side access. The property also includes one allocated parking space in the adjacent car park.

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas Central Heating.

EPC: Current C (71) Potential B (86)

Viewings: Very strictly by appointment only

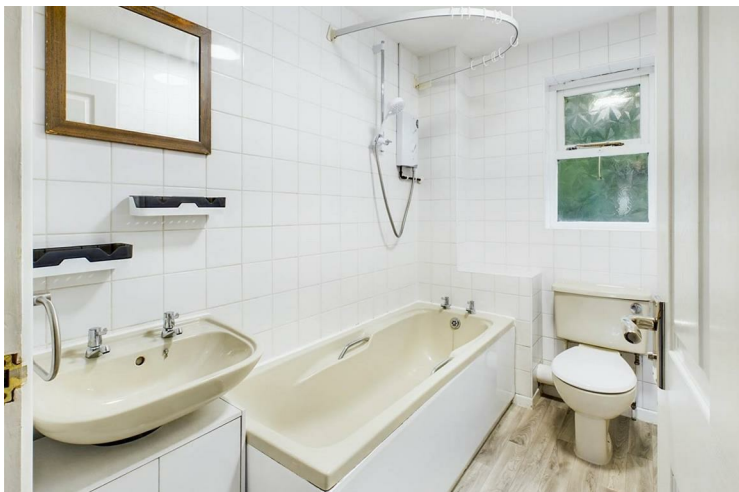
Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets,

petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep. Directions: From the centre of Kingsbridge head towards Morrisons. As you drive into Morrisons continue straight driving past it and the property will be on your left.

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.

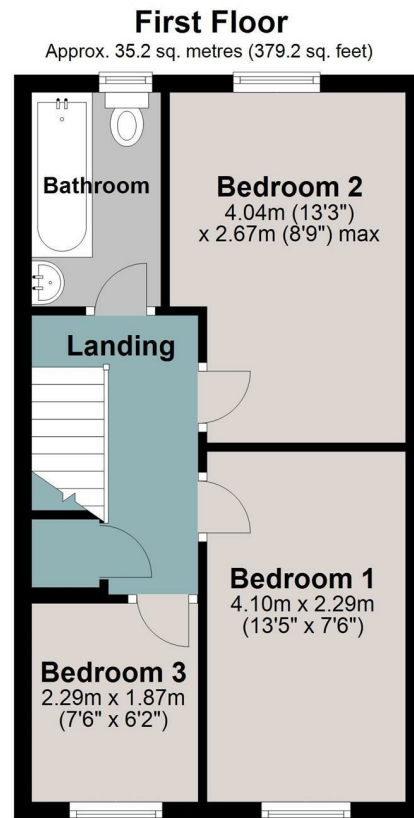
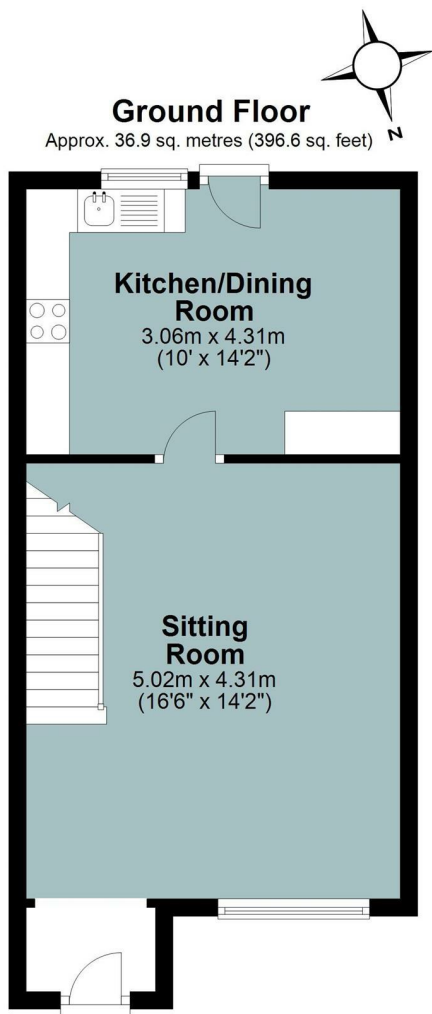
IMPORTANT NOTICE: We would like to inform prospective renters that these rental particulars have been prepared as a



- One designated parking space in the adjacent car park for added convenience.
- Kitchen/dining room with ample storage space and access to rear garden
- Three well-proportioned bedrooms on the first floor.

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.





Total area: approx. 72.1 sq. metres (775.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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: C 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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