



34 APPLGATE WAY KINGSBRIDGE

£1,700 Per

A wonderful 3 bedroom semi-detached property in a new estate in Kingsbridge, garage, parking, garden.



- 3 spacious bedrooms one with en-suite shower room
- Unfurnished
- Light-filled open plan living with french doors onto the rear garden
- Garage with parking for multiple cars
- Walking distance into the town center and short drive to amenities
- Close proximity to the primary school and near the secondary school

Description

Situated within a contemporary new estate in Kingsbridge, this semi-detached home is arranged over three beautifully considered floors, offering a harmonious blend of space, functionality and natural light. The entrance hallway includes a convenient W/C and access to the generous integral garage, which the current owners have cleverly adapted with a dividing wall to create a dedicated gym and utility space.

The first floor is the heart of the home: an inviting open-plan living, kitchen and dining area designed to feel seamlessly connected yet distinctly zoned. Two large windows frame the living area, filling it with soft, natural light and creating a warm, relaxed atmosphere. The contemporary kitchen features integrated appliances, plentiful worktop and cupboard space, and French doors that open onto a patio and lawned garden, enhancing the home's indoor-outdoor flow and providing an ideal setting for entertaining or quiet enjoyment.

The top floor accommodates the principal bedroom with built-in storage and a stylish en-suite shower room, complemented by a modern family bathroom and two further bedrooms—one a generous double with far-reaching views, the other a versatile single or an ideal office. Externally, the property benefits from a private driveway and side access to the garden.

Council Tax Band: D

Services: Mains electricity, water, drainage. Gas central heating.

EPC: Current B (84) Potential A (92)

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.

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.

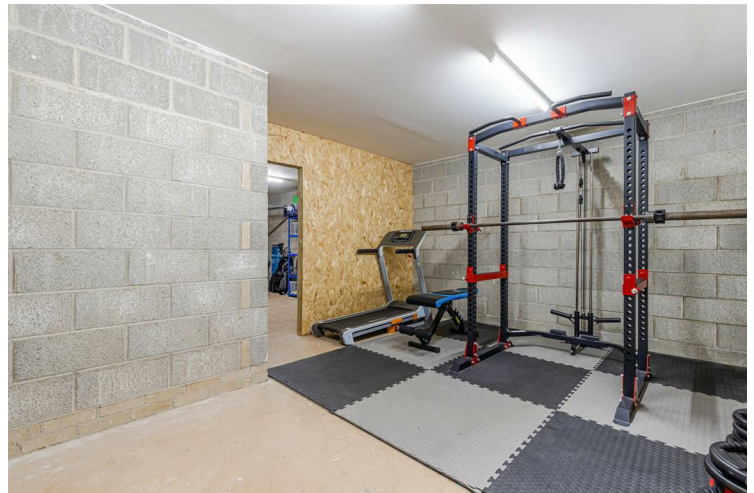
Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

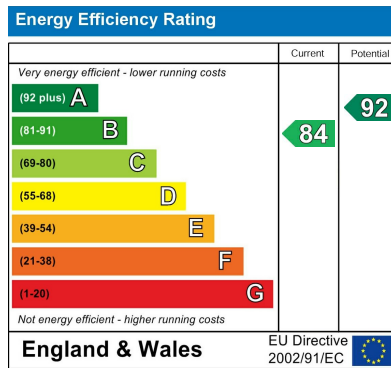
IMPORTANT NOTICE: We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith



- EPC B • New build Warranty still in place • Utility room and garage • Contemporary finish

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





EPC Rating: B Council Tax Band: D

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

Kingsbridge Lettings
 58 Fore Street
 Kingsbridge
 Devon
 UK
 TQ7 1NY

01548 852352
 lettings@charleshead.co.uk
 https://charleshead.co.uk/

