# THE BOLT HOLE HIGHFIELD DRIVE KINGSBRIDGE

**£1,800 Per**

A 3 bedroom detached split level bungalow in a central location of Kingsbridge and only a short stroll to the water and local amenities. Driveway parking for 3/4 cars.

• 3 Bedroom detached with open plan living • Log Burner • Parking for 4 vehicles • Sunny private decked area

## Full Description

A 3 bedroom detached split level bungalow in a central location of Kingsbridge and only a short stroll to the water and local amenities. Driveway parking for 3/4 cars.

The property benefits from a generous driveway providing off-road parking for three to four vehicles. The main accommodation centers around an open-plan kitchen, dining, and living room. The fitted kitchen flows seamlessly into the dining area, while French doors open onto private, decked sunny garden. A log burner provides a focal point to the living space, creating a warm and welcoming atmosphere. Off the kitchen is a useful utility room with external access to the driveway, leading through to a double bedroom with an en-suite shower room and a door opening onto the sunny terrace. From the main living area, a few steps lead down to two further double bedrooms and the family bathroom. Large windows throughout flood the property with natural light, creating a bright and airy feel. The enclosed rear garden has been designed for ease of maintenance with Millboard decking, planted borders, a BBQ and seating area, and side access. Enjoying a south-westerly aspect, it is an ideal space to relax and entertain. The Bolt Hole is within a short walk of Kingsbridge town centre, a welcoming community with an excellent range of independent and national shops including a bakery, fishmonger, greengrocer, boutiques and cafés, Costa, together with the picturesque waterfront and a host of everyday amenities.

Directions: As you drive along the embankment road from the Quay heading towards Dartmouth on the A379 take the second left hand turning into Highfield Drive. A short distance up on the right hand side you will find Number 7, The Bolt

Services: Main electricity, water, drainage and gas. Gas central heating.

Energy Rating Band D.

Available for Long Let.

Council tax band- D

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

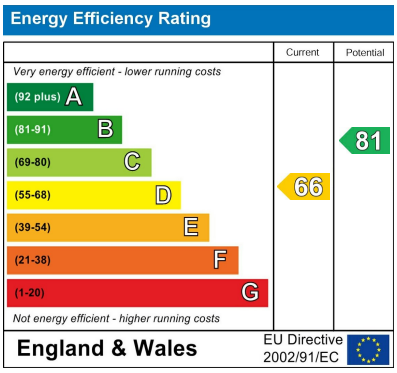
Letting - The property is available to rent on an Assured Periodic Tenancy. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

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.

• Perfect for water lovers & boat enthusiasts, less than 2 minutes walk to the Estuary. • Split level bungalow • Flexibly furnished

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 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: D  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

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