



## CHOLWELLS BARN KINGSBRIDGE

£1,400 Per

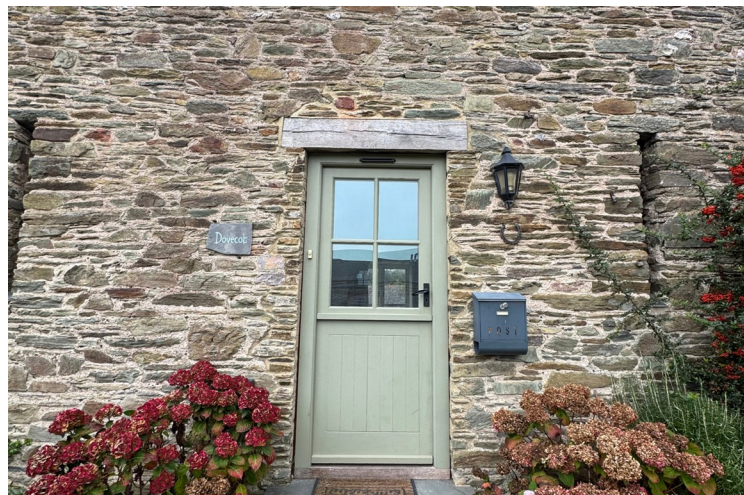
Nestled in the picturesque village of Woolston, Kingsbridge, this exquisite mid-terrace barn conversion presents a unique opportunity for those seeking a harmonious blend of contemporary living and rustic charm. The property features two generously sized double bedrooms and two well-appointed bathrooms, making it an ideal choice for couples or small families.



- 2 spacious double bedrooms • 2 well-appointed bathrooms • Bright sitting room with wood burner
- Underfloor heating on ground floor



- Charming garden with patio
- Allocated parking for 2 cars
- Rural setting
- Available for long let
- Viewing recommended





| Energy Efficiency Rating                           |         |                            |
|----------------------------------------------------|---------|----------------------------|
|                                                    | Current | Potential                  |
| <i>Very energy efficient - lower running costs</i> |         |                            |
| (92 plus) <b>A</b>                                 |         |                            |
| (81-91) <b>B</b>                                   |         |                            |
| (69-80) <b>C</b>                                   |         |                            |
| (55-68) <b>D</b>                                   |         |                            |
| (39-54) <b>E</b>                                   | 44      |                            |
| (21-38) <b>F</b>                                   |         |                            |
| (1-20) <b>G</b>                                    |         |                            |
| <i>Not energy efficient - higher running costs</i> |         |                            |
| <b>England &amp; Wales</b>                         |         | EU Directive<br>2002/91/EC |

**EPC Rating: E      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

Kingsbridge Lettings  
58 Fore Street  
Kingsbridge  
Devon  
UK  
TQ7 1NY

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