79 CHURCH STREET KINGSBRIDGE

£850 Per

A pretty 2 bedroom unfurnished cottage in the heart of the town with courtyard. Available immediately. EPC - D

• 2 bedroom cottage • Courtyard space • Available now • Walking distance into town centre

Full Description

This characterful cottage is ready to move into and offers both convenience and a long let. With easy access to the amenities of the town, Viewing is highly recommended!

Enclosed picket fenced front courtyard to front door opening into the sitting/dining room with window to front.

Decorative fireplace with mantle over, display shelving. Stairs leading to the first floor.

Steps down to the kitchen with a range of wall and floor based units. Built in electric, with hob and extractor hood over. Space for upright fridge freezer. One and half bowl sink with mixer tap and drainer. Dishwasher. Stable door opening to rear courtyard.

Further door opening to bathroom comprising bath with shower over. WC. Pedestal wash hand basin, mirror above. Window to rear courtyard.

On the first floor are two bedrooms, a double bedroom with fitted wardrobe and window to the front and a small double bedroom with window to the rear.

To the rear is a small courtyard and adjacent an outside utility room/store housing the washing machine and gas fired boiler that provides the hot water and central heating.

Services - Mains water, drainagewith gas fired boiler providing hot water and central heating.

Council Tax Band B.

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

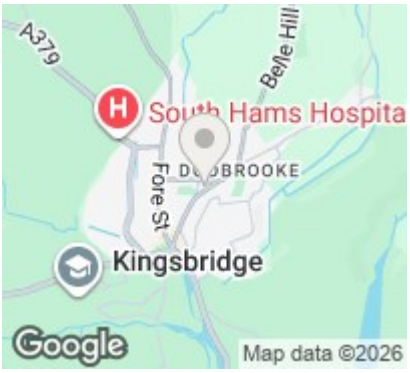
Letting - The property is available to rent on an Assured Periodic Tenancy. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

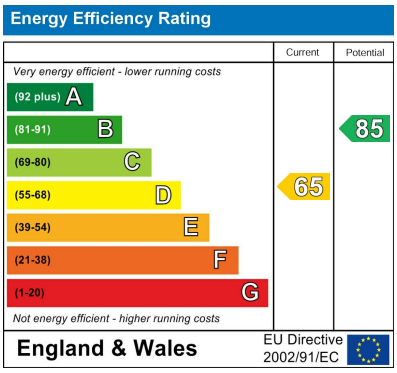
Viewings strictly by appointment with Charles Head.

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.

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: B

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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