

THE MILL BUCKLAND COURT KINGSBRIDGE

£1,100 Per

WINTER LET- A spacious three-bedroom barn conversion arranged over three floors, featuring an open-plan kitchen, living and dining room, two bathrooms, a utility room and two allocated parking spaces. Available from early November until early July 2027.





• Three bedrooms • Spacious open-plan kitchen, living and dining room • Separate utility room with shower room

A spacious and characterful three-bedroom property arranged over three levels, offering flexible accommodation and two allocated parking spaces.

The ground floor opens into a generous open-plan kitchen, living and dining area. The kitchen has built in fridge and dishwasher as well as patio doors leading to the patio. Decorative woodburning stove (non-operational).

On the lower-ground floor is a bedroom currently arranged with two single beds, along with a separate utility room and shower room. The bedroom benefits from patio doors which give access to the lower patio.

The first floor provides two further bedrooms—one double and one single—together with the main family bathroom.

Outside, the property benefits from two allocated parking spaces and patio garden.

Services- mains electricity, water and gas heating. Private drainage.

Council tax band- E

EPC-D

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

This property is offered as a Winter Let on a contractual, fixed-term basis for the specified dates advertised and is intended for short-term, temporary occupation only. The arrangement is designed for applicants who retain a primary residence elsewhere or for company lets, where the accommodation is provided by a business for staff or corporate use. The nature of the occupation will depend on the individual circumstances of the letting.

Letting - The property is available to rent on an Contractual Tenancy basis. 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





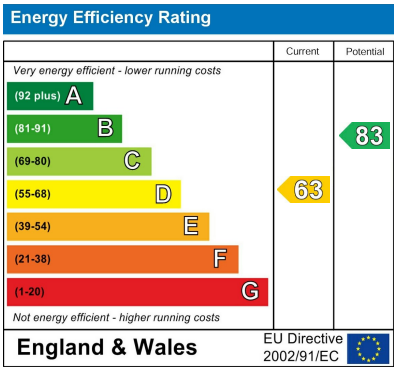
• Two allocated parking spaces • Peaceful location • Short drive to nearby town of Kingsbridge

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: E

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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