



THE HOUSE BICKERTON KINGSBRIDGE

£1,950 Per

A beautiful countryside property with 5 bedrooms and parking available early September.



- Council tax band F • Stunning sea views in rural setting • Detached garage • Open fire places • Access to South West Coastal Path

Full Description

Nestled within its own private gardens and orchard, this remarkable 1930s detached property offers breathtaking views over Start Bay and the picturesque South Hams countryside.

This characterful and spacious home features a traditional layout, brimming with natural light and period charm. On the ground floor, the sitting room and second lounge enjoy dual-aspect bay-window views and open fireplaces, creating a cosy ambiance. The Dining Room, with its feature fireplace, is filled with light from French doors that open onto the garden, providing seamless indoor-outdoor living. The Kitchen is fully fitted with tiled floors featuring underfloor heating and an array of wall and floor cupboards, a butler sink, and integrated appliances, including a dishwasher, washing machine, fridge freezer, and range cooker. There is also a convenient cloakroom/WC on this level. The first floor hosts a spacious principal bedroom with an en-suite shower room. Two double bedrooms with one set up as a twin room, a bunk bed room and single room. The family bathroom completes the upstairs layout.

Bordering the property is a footpath that connects directly to the renowned South West Coast Path, making this an ideal retreat for nature lovers and walking enthusiasts. From the driveway, a path leads to both the side and front entrances. Set on just over half an acre, the property boasts beautifully maintained level gardens with lush lawns, mature borders, and patio spaces for outdoor dining or relaxation. The gently sloping orchard area, filled with fruit trees and a variety of shrubs, is a peaceful oasis at the rear of the home. At the base of the driveway, there is a detached garage/workshop.

This is a rare opportunity to rent a unique property that combines privacy, panoramic coastal views, and immediate access to the South Hams' beautiful countryside.

Services- Mains electricity, water and private drainage. Oil fired central heating.

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.

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



- 5 bedrooms • EPC-E • Orchard, rear garden laid to lawn and patio

general guide only. They are prepared and issued in good faith 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: F

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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