

25 MCILWRAITH ROAD
SALCOMBE

£2,150 Per

A beautifully presented fully furnished 3 bedroom home with garage, driveway parking and private garden





Full Description

A beautifully presented fully furnished 3 bedroom home with garage, driveway parking and private garden.

As you enter the property, you are greeted by a welcoming entrance hallway. To one side is the open-plan kitchen/dining room which is light and airy, offering a perfect space for both everyday living and entertaining. The kitchen is fully fitted and features direct access to the rear garden, which includes a patio area and a lawned section. Adjacent to the kitchen is a practical utility room equipped with a sink and storage cupboards, as well as access to a convenient ground floor shower room.

On the other side of the entrance hallway is the living room which completes the ground floor, offering another bright and comfortable space.

Upstairs, the first floor comprises three double bedrooms. The main bedroom includes a dedicated dressing area or office space and a modern ensuite wet room. A well-appointed family bathroom, featuring a separate shower and bath, serves the remaining bedrooms.

Externally, the property benefits from driveway parking and a single garage, which includes an internal door providing direct access to the utility room, adding to the home’s practicality.

Council Tax Band-E

Services - Mains water, drainage and electricity. Gas Central Heating

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.

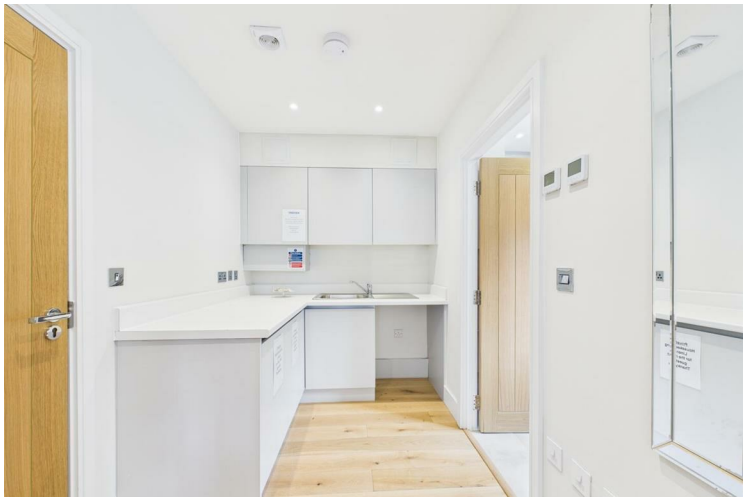
IMPORTANT NOTICE: The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2.The condition of



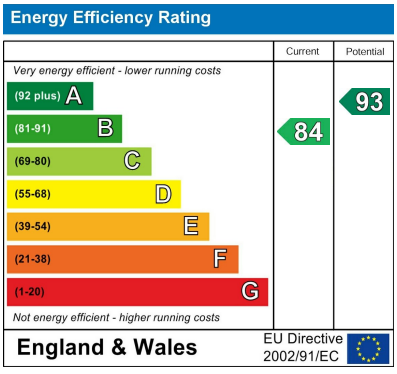


the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not 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: B 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

Kingsbridge Lettings
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

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