

Kingston, Kingsbridge, Devon, TQ7 4PN



Ref: 97574

Wonwell Beach 1 mile, Kingsbridge 10 miles, Modbury 4 miles, Plymouth 17 miles. Distances approximate.

Charming FURNISHED Grade II listed cottage with 2 double bedrooms both en-suite. Original features including beamed ceilings and an open fireplace. Sorry no housing benefit or smokers. Pets by negotiation. Fees Apply.

£725 PCM

Contact Lettings 01548 855599

Kingston, Kingsbridge, Devon, TQ7 4PN

SITUATION and DESCRIPTION

Kingston is a small, peaceful and unspoilt South Hams village, which is made predominantly of pretty Devon cottages, many being thatched. It has a well-known village inn, The Dolphin and a church. The village lies some three to four miles south of the Georgian town of Modbury, which is well provided with a range of local shops. The coast is within a mile at Wonwell Beach and nearby there are other beaches and coves, as well as fine cliff top and coastal walks, and an 18 hole golf course at Bigbury. There is sailing at Salcombe, Newton Ferrers and on the Erme estuary, and to the north there is Dartmoor National Park.

ENTRANCE

Glazed roof, open porch with glazed door opening into:

KITCHEN/DINING ROOM

Charming room with exposed ceiling beams, dual aspect window to front and rear aspect. Exposed ceiling beams. The kitchen has a range of floor base cupboards and wall units. Stainless steel sink and mixer taps. Integrated electric oven, ceramic hob and extractor hood and light above. Integrated dishwasher, integrated fridge and separate freezer. Slate tile flooring in the kitchen area. Dining Area has wall display niche with fitted shelving. Open walkway to:

SITTING ROOM

Beautiful room with exposed painted ceiling beams. Window to front aspect looking out to front garden. Feature fireplace used as an open fire with art deco surround. Door to built-in understairs storage cupboard. Stairs to first floor. Hidden door and display niches with shelving.

UTILITY ROOM

Dual aspect windows to rear and side. Door with access to rear garden. Tiled flooring. Space and plumbing for washing machine. Space for tumble dryer. Built-in storage cupboard. Door to:

CLOAKROOM

Obscured glazed window. Pedestal wash hand basin. WC. Painted cladding to dado height. Tiled flooring. Electric heated towel rail.

FIRST FLOOR LANDING

BEDROOM 1

A delightful double bedroom, with dual aspect windows to the front and rear. Door to:

EN-SUITE BATHROOM

Bath, mixer taps shower attachment. Electric shower above, shower rail and curtain. Pedestal wash hand basin. WC. Painted woodwork to dado height. Electric heated towel rail.

BEDROOM 2

Double bedroom with window to the front with window seat. Exposed truss end. Built-in wardrobe.

EN-SUITE BATHROOM

Bath, mixer taps handheld shower attachment, pedestal wash hand basin. WC. Chrome electric heated towel rail. Electric extractor fan. Part exposed painted truss end.

OUTSIDE

Timber gate with steps taking you to the back door of the property. Little gravelled garden with stone steps with beautifully planted shrub and flower borders including a cherry tree. At the end of the building is a door to a store room.

To the front of the property a picket gate and stone steps to the front porch. To the front is the main garden with seating area, beautifully planted shrub and flower borders.

PARKING

To the roadside there is brick paved parking for one small car.

SERVICES

Mains electric, water and drainage.

POST CODE

TQ7 4PN

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel: 01803 861234.

COUNCIL TAX

Awaiting Banding.

VIEWING

Very strictly by appointment only through Marchand Petit Residential Lettings. Tel: 01548 855599

RENT

£725 per calendar month

AVAILABLE

Available from mid-January 2018

ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90. Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property. Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

Error: Object reference not set to an instance of an object.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Millbrook
01752 829000

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Torpoint
01752 815222

Totnes
01803 847979

London
0870 112 7099