

Fore Street, Kingsbridge, TQ7 1PR



Ref: 96062

Totnes 12 miles, A38 Devon Expressway 10 miles, Salcombe 6 miles

Two bedroom apartment finished to a high standard, the kitchen has fully integrated appliances, two double bedrooms and a modern stylish bathroom. Energy rating Band C. Resident Parking Permit included. Sorry: No housing benefit, smokers or pets. Fees apply

£695 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

Kingsbridge provides a good range of shops, health centre, leisure centre with indoor swimming pool, library, schools and churches. Close by there are moorings, quays and slipways at the head of the Kingsbridge/Salcombe Estuary. The area has an abundance of sandy beaches and clifftop walks with the popular sailing towns of Dartmouth and Salcombe within easy reach.

HALL

The entrance hallway has doors off to both bedrooms, bathroom and the Kitchen living room. Entrance phone system and electric heater.

OPEN PLAN LIVING AREA/KITCHEN

Beautiful, modern light and airy room with two windows to the side aspect and a floor to ceiling window to the rear aspect. The kitchen is fully fitted with matching units with straight edged work surfaces incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, built in electric hob with stainless steel extractor over, built in electric oven, integrated appliances include fridge freezer, dishwasher and washing machine.

BEDROOM 1

Double bedroom with built in wardrobes, electric heater and window to the side aspect.

BEDROOM 2

Double bedroom with built in wardrobe, electric heater and window to the side aspect.

BATHROOM

Stylish bathroom comprising of a panel bath with shower over and screen, low level W/C, pedestal wash hand basin with coloured glass splash back and mixer tap, obscure window to the side aspect, extractor fan and heated towel rail.

SERVICES

Mains water, drainage and electricity. Electric heating.

COUNCIL TAX

Band B

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

POST CODE

TQ7 1PR

AVAILABLE

Mid-August 2018

RENT

£695 per calendar month

VIEWING

Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
Address: 14 Kings Market Kingsbridge		

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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