

Kingsbridge, Devon, TQ7 1JH



Ref: 96169

Totnes 12 miles, A38 Devon Expressway 10 miles and Salcombe 6 miles. Distances are approximate.

Delightful two bedroom first floor apartment with estuary views and within easy level walking distance to Kingsbridge. Garage. Available unfurnished. Energy Rating C. Pets by negotiation. Sorry, no smokers. Fees Apply.

£725 PCM

Contact Lettings 01548 855599

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SITUATION and DESCRIPTION

Kingsbridge provides a good range of shops, health and 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.

ENTRANCE

Via steps to part glazed front door opening into:

HALLWAY

With vinyl flooring, recessed spotlights in the ceiling and doors off to the rest of the apartment.

SHOWER ROOM

Window to rear aspect. Enclosed shower unit with electric shower and adjustable shower riser. W.C., wash hand basin set within tiled surround and tiled shelf. Large mirror above. Shaver socket to side. Heated towel rail and small wall mounted cabinet.

BEDROOM 1

Double bedroom with window to side aspect. Fitted mirror fronted wardrobe shelving. Open arch to:

EN SUITE SHOWER

With enclosed shower unit and recessed shelf. W.C. and wash hand basin set within tiled surround and mirror above. Shaver socket, slim line enclosed shelf unit. Heated towel rail. Recessed ceiling spotlights and vinyl flooring.

OPEN PLAN KITCHEN LIVING AREA

Fabulous views over the estuary with rural views beyond. Patio door leading to balcony with space for bistro table and chairs. Views also over the communal lawn. Fire surround with log effect gas fire. Wood effect vinyl flooring and folding door leading to:

DINING ROOM / BEDROOM 2

Large picture window with views over the estuary and beyond. Flexible space which could easily be used as a dining room or second bedroom. Folding wood and obscure glazed doors to separate space from the living/kitchen area. Wood effect vinyl flooring.

KITCHEN AREA

Window to rear aspect, range of wall and base units with contrasting work surface. Tiled splashback. Stainless steel one and a half bowl sink drainer with mixer taps. Electric hob with extractor fan over and electric oven under. Cupboard housing boiler. Space for fridge. Vinyl flooring.

GARAGE

Single garage with power and lighting. The garage is accessed via Derby Road.

COMMUNAL GARDEN

The front of the property has a lawn with mature shrubs and borders and a pathway for pedestrian access onto Embankment Road.

SERVICES

Mains gas, water and electric.

COUNCIL TAX

Currently Band C

LOCAL AUTHORITY

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

POST CODE

TQ7 1JH

RENT

£725pcm

AVAILABLE

Now

VIEWING

Strictly by appointment only through Marchand Petit Residential 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. 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.



Energy Objectives references and not to be confused with other objectives

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