

## Frogmore, Kingsbridge, Devon, TQ7 2DQ



Ref: 97232

Kingsbridge 3 miles, Salcombe 8 miles and Dartmouth 11 miles

Immaculately presented 2 double bedroom detached property tucked away in a central village location. LPG heating and parking for two cars. Sorry, no smokers or pets. Energy Rating C. Fees Apply.

**£900 PCM**

Contact Lettings 01548 855599

# Frogmore, Kingsbridge, Devon, TQ7 2DQ

## SITUATION and DESCRIPTION

Frogmore is a popular village at the head of a very pretty creek, which leads into the Salcombe Estuary and is navigable for a couple of hours or so either side of high tide. The village itself has its own bakery/general store and pub, and is conveniently close to all the amenities that Kingsbridge has to offer.

## ENTRANCE

Via gravel path and steps to front door which opens into light and airy entrance hall with storage cupboard, doors off to sitting room, kitchen/breakfast room, cloakroom.

## CLOAKROOM

Comprising W.C. wash hand basin, obscure window to rear, spotlights, extractor fan, radiator and vinyl flooring.

## KITCHEN/BREAKFAST ROOM

Window to front and rear. A good range of kitchen units with integrated electric hob with oven and grill. Integrated slim line dishwasher. One and a half bowl stainless steel sink unit. Part tiled splash back with contrasting worktops. Freestanding fridge/freezer.

## SITTING/DINING ROOM

Double doors opening into a light and airy sitting/dining with patio doors to garden. Window to front. Wood effect flooring. Stairs leading to first floor and landing with storage.

## MASTER BEDROOM

Another light and airy room. Double bedroom with Juliet balcony to rear. Velux Windows. Spotlights. Door leading to:

## ENSUITE SHOWER ROOM

Enclosed shower, W.C., pedestal wash hand basin with tiled splash back, spotlights, extractor fan, velux window and vinyl flooring.

## BEDROOM 2

Double bedroom with Velux windows to front.

## BATHROOM 2

Comprising white bathroom suite, with bath and mixer hand held shower tap, separate enclosed shower, WC, pedestal wash hand basin with tiled splash back, mirror and light above. Velux window, radiator, extractor fan and vinyl flooring.

## Garden

Enclosed garden with two separate seating areas. To the front it is mainly laid mainly to gravel with pergola seating area and low wall flower border. To the side there is a patio. Boundary wall with gently sloping lawn.

## PARKING

Allocated parking for two cars.

## SERVICES

Mains electric and water. LPG gas central heating and hot water.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Band D.

## POST CODE

TQ7 2DQ

## AVAILABLE

Mid-February 2019

## RENT

£900 per calendar month

## VIEWINGS

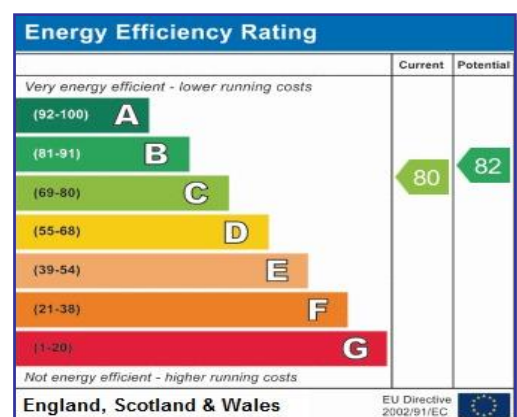
Very strictly by appointment with Marchand Petit Residential Lettings. Tel: 01548 855599

## 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.



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