

Fore Street, Kingsbridge, Devon, TQ7 1PP



Ref: 85564

Totnes 12 miles A38 Devon Expressway 10 miles Salcombe 6 miles

A spacious Grade II listed apartment offering spacious 3 bedroom (1 en suite) accommodation situated in the heart of Kingsbridge and benefiting from a good sized deck to the rear. Residents parking permit included. Fees apply. Rating: D

£850 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

The lovely market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre and community hospital, library, schools and churches. Close by there are boat moorings, quays and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

ACCOMMODATION

ENTRANCE LOBBY

Part glazed door to:-

HALL

Staircase rising to:-

FIRST FLOOR

LANDING

Staircase continuing to second floor.

SITTING ROOM

A beautifully proportioned and well lit room having feature bow sash window to front aspect, enjoying interesting views up and down Fore Street. Ceiling cornicing and deep skirting boards.

KITCHEN/DINING ROOM

Well presented with contemporary kitchen having a range of floor and wall based cupboards. Stainless steel drainer set in granite effect roll edge work surface, matching upstand. Integrated electric oven and gas hob with glass splashback, extractor hood and light above. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Built in storage cupboard. Part glazed door to decked terrace.

HALF LANDING

Built in cupboard housing wall mounted gas fired combi boiler supplying domestic hot water and central heating.

SECOND FLOOR

LANDING

Stairs continuing to third floor.

CLOAKROOM

Pedestal wash hand basin, WC. Built in airing cupboard. Chrome radiator/heated towel rail. Wood effect flooring.

BEDROOM 1

A good sized double bedroom having bay sash window to front aspect affording views of Fore Street. Fireplace (blocked), painted timber mantel. Built in wardrobe.

EN SUITE SHOWER ROOM

Fully tiled shower cubicle fitted with thermostatically controlled shower, pedestal wash hand basin, WC. Chrome radiator heated towel rail. Wood effect flooring. Extractor fan.

BEDROOM 2

Sash window to rear aspect affording far reaching views across Kingsbridge. Built in wardrobe.

THIRD FLOOR

LANDING

Velux skylight allowing plenty of natural light to floor the stairwell. Part painted timber clad walls to dado height. Built in ladder staircase giving access to the loft with built in storage cupboards below.

BEDROOM 3: Exposed painted roof timbers. Velux skylight. Part sloping ceiling.

FAMILY BATHROOM

Beautifully finished having suite comprising bath with hand held shower attachment, pedestal wash hand basin, WC. Part tiled walls. Wood effect flooring. Radiator/heated towel rail. Extractor fan. Exposed painted roof timbers. Velux skylight.

DECKED TERRACE

Roof terrace with timber decking, balustrade and rail.

SERVICES

Mains water, drainage, gas and electricity. Gas fired central heating.

COUNCIL TAX

Band B

LOCAL AUTHORITY

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

POST CODE

TQ7 1PP.

AVAILABLE

Now

RENT

£850 per calendar month

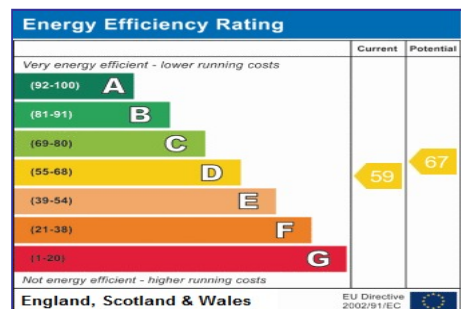
ADMIN FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months 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.

AGENTS NOTE: Please note that this property is owned by associates of Marchand Petit. Residents parking permit.

VIEWING

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



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Newton Ferrers
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Totnes
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London
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