

# Chillington, TQ7 2JD



Ref: 58836

Kingsbridge 4 miles, Salcombe 10 miles and Dartmouth 10 miles. All distances are approximate.

Two bedroom cottage with wood burner, electric heating, parking and private courtyard garden. Pet by negotiation. Energy Rating E.

**£650 PCM**

Contact Lettings 01548 855599

# Chillington, TQ7 2JD

## SITUATION and DESCRIPTION

The village of Chillington has its own post office, health centre and a pub. There is a primary school in the neighbouring village of Stokenham and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to the Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands.

## ENTRANCE

Via Upvc half obscure glazed front door opening into porch, slate flooring. 2 steps up to:

## KITCHEN

Window to rear aspect with rural views. Galley style kitchen with pine wall and floor based units and contrasting work surface. Tiled splash back. One and a half bowl stainless steel sink drainer. Electric hob with extractor hood over and electric oven under. Space for washing machine. Tiled floor. Electric radiator. Stairs to first floor and door into:

## SITTING/DINING ROOM

With windows to the front and side aspect, wood burner set within feature fireplace, beamed ceiling, electric radiator, wall lights and wood effect flooring.

## FIRST FLOOR LANDING

Window to side aspect and doors to:

## BEDROOM 2

Single bedroom with window to rear aspect offering views of the rolling hills and countryside, electric radiator.

## SHOWER ROOM

Comprising low level W.C., enclosed shower unit, wash hand basin with vanity storage unit underneath and mirror with light and shaver socket above. Part tiled walls, tiled floor, heated towel rail.

## BEDROOM 1

Double bedroom with windows to front and side aspect, electric radiator.

## OUTSIDE

Private enclosed courtyard garden with access to the parking spaces. The property is accessed via the courtyard through the gate.

## PARKING

Gravel parking area for 2 cars.

## POST CODE

TQ7 2JD

## SERVICES

Mains electric and water. Heating via electric radiators. Water rates charged at £25 per calendar month

## LOCAL AUTHORITY

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

## COUNCIL TAX

Currently Band B

## RENT

£650 per calendar month

## VIEWING

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

## AVAILABLE

End of June 2019

## NEXT STEP & MONIES DUE

**HOLDING DEPOSIT:** One Week's rent is required to reserve the property.

**TENANT DEPOSIT:** Five Weeks rent (The Deposit will be held in accordance with the Tenancy Deposit Protection Scheme)

**FIRST PAYMENT OF RENT:**

**PETS:** If the Landlord gives permission for a pet, and additional £25pcm will be added to the agreed rent.

**VARIATION OF CONTRACT AT TENANTS REQUEST:** 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 £50 + VAT will apply per variation.

Marchand Petit is a member of RICS Client Money Protection Scheme

Marchand Petit is a member of The Property Ombudsman

