

West Charleton, Kingsbridge, Devon, TQ7 2AE



Ref: 98450

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles

A well presented one bedroom first floor flat situated in West Charleton. Recently redecorated throughout with new carpets and newly fitted shower room. The property also benefits from an allocated parking space and visitor parking. Energy Rating D.

£425 PCM

Contact Lettings 01548 855599

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The popular village of West Charleton benefits from a shop, pub, church and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities. There are walks across fields to the shores of the Kingsbridge/Salcombe estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

ENTRANCE

From the car parking walk through the archway and bear left, go through the walkway and go up the steps and the property will be found on your left hand side.

Open Plan Living and Kitchen Area

Door opening into open plan living area. The property has been repainted throughout and new curtains. Shelving to one side, NSH, aerial and telephone point. Window to front. Coat hooks.

Kitchen: A range of floor and wall units, stainless steel sink with taps over and stainless drainer. New electric cooker with extractor over. Space for fridge/freezer and washing machine.

BEDROOM 1

Door leading from Living area newly carpeted and repainted bedroom. Window to front over looking West Charleton and fields beyond. Newly fitted electric radiator.

BATHROOM

Newly fitted shower room, tiled throughout, with electric shower in tiled shower cubicle, WC, wash hand basin set in vanity unit. Recess window with tiled shelving. Extractor.

OUTSIDE

There is an allocated parking space in the car park. There is communal grounds.

SERVICES

Mains water, drainage and electricity.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax banding A

POSTCODE

TQ7 2AE

AVAILABLE

Now

VIEWINGS

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

RENT

£425pcm.

THE NEXT STEP & MONIES DUE

A Holding Deposit of one week rent subject to contract and satisfactory references.

Tenant Deposit: Five weeks rent.

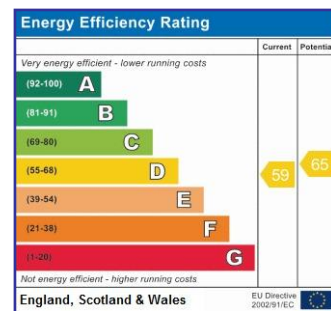
First payment of rent.

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.

If Landlord gives permission to allow pets an additional £25 per month will be added to the agreed rent.

Marchand Petit is a member of RICS Client Money Protection Scheme

Marchand Petit is a member of The Property Ombudsman



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