

West Charleton, Devon, TQ7 2AH



Ref: 27390

Kingsbridge 1.5 miles ; Salcombe 7 miles ; Dartmouth 13 miles

A well presented 4 bedroomed family detached house with glorious viewings over the countryside and to Salcombe with gardens and parking. Energy Rating D.

£1,750 PCM

Contact Lettings 01548 855599

DARTMOUTH
01803 839190

KINGSBRIDGE
01548 857588

MODBURY
01548 831163

NEWTON FERRERS
01752 873311

SALCOMBE
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TOTNES
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SITUATION

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.

Lower Knowle is a beautifully presented detached family house with versatile accommodation. Set within the village of West Charleton but tucked off the main road.

ENTRANCE

Approach through the garden path to the main porch and entrance. Door then leading into lounge area. There is another entrance porch to the to the right hand side of the property, that leads to the utility area and stairs to bedroom 4.

SITTING ROOM

A lovely family room with windows to side overlooking the garden. Wood burner stove set in stone fireplace and hearth. Radiators. Stairs case leading to bedrooms. From the sitting room there is a hallway that leads to a downstairs toilet, utility area and entrance hall and stairs leading to Bedroom 4.

KITCHEN & DINING AREA

A lovely spacious kitchen and dining room.

KITCHEN AREA:

A bespoke Smallbone Kitchen units with a good size island with storage under and marble top. To one side of the kitchen dual aspect windows overlooking the garden. Built in range oven with electric double oven and grill, 5 ring induction hob. Space for dishwasher. American style fridge/freezer with further built in storage units. **DINING AREA:** Room for a family table and chairs with bi folding doors opening onto garden and views down the valley.

UTILITY ROOM

A good size utility with storage and space for tumble dryer and washing machine. Window to rear. Boiler.

CLOAKROOM

Downstairs cloakroom with WC and wash hand basin.

ENTRANCE HALL

Approach from patio with wooden staircase leading up to fourth bedroom. Radiator. Space for table and perhaps could be used as an office. Floor to wall windows allowing plenty of light into the entrance.

BEDROOM 4

A lovely spacious double bedroom with window to side. Doors opening onto garden and patio area and glorious views across and down towards Salcombe Estuary.

ENSUITE SHOWER ROOM

Spacious shower room with large walk in shower, small window with obscure glazing, WC, wash hand basin, vanity unit and heated towel rail.

STAIRCASE

Curved staircase leading from the living area with small feature window to the bedrooms.

MASTER BEDROOM

A lovely light spacious double bedroom with doors opening onto balcony with glorious views over the gardens and towards Salcombe Estuary. Windows to side. Door leading to

JACK N JILL SHOWER ROOM

A large walk in shower room, window to side, heated towel rail, WC, wash hand basin.

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BEDROOM 2

A double bedroom with window overlooking gardens. Radiator.

BEDROOM 3

Another good size double bedroom with window overlooking the gardens. Radiator. Door leading to a storage cupboard. Door leading to good size bathroom.

ENSUITE BATHROOM

Suite comprising off bathroom, WC, wash hand basin. Heated towel rail.

OUTSIDE

The gardens are mainly laid to lawn with seating areas with views of the surrounding countryside. Patio area to one side of the property with steps up to a further seating area.

Access to the property is a shared driveway with the neighbouring property. Parking for 3 cars.

SERVICES

Mains water, drainage and electricity. Oil fired central heating providing hot water and heating for the house.

COUNCIL TAX

Currently Band E

POSTCODE

TQ7 2AH

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

AVAILABLE

September

RENT

£1,750 per calendar month to include a contribution towards gardening costs

VIEWING

Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

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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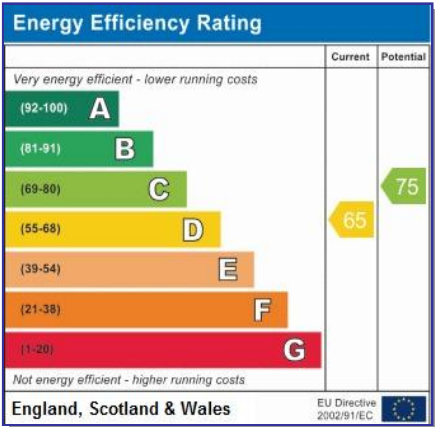
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