



Bilberry Tithe Hill, Churchstow, Kingsbridge, Devon TQ7
3QZ

A superb 4 bedroom semi detached new build
property, in a quiet, tucked away part of Churchstow

Kingsbridge 2 miles Salcombe 6 miles Plymouth 19 miles

- Semi-rural location
- 2 Bathrooms
- Utility room
- Large Garden
- Parking for us to 2 cars
- 5 / 10 Minute drive to Bantham Beach
- Tenant fees apply
- Available from September

£1,750 Per Calendar Month

01803 866130 | rentals.totnes@stags.co.uk

DESCRIPTION

A superb 4 bedroom semi detached new build property, in a quiet, tucked away part of Churchstow with wonderful countryside views. Semi-rural location. Parking for 2 cars. Large garden. Energy Rating B.

ACCOMMODATION

GROUND FLOOR:

HALLWAY: Porcelain tiled floor leading to sitting room and downstairs WC.

SITTING ROOM: Porcelain tiled floor leading to kitchen. Window providing views to front of property.

KITCHEN DINER: Fitted kitchen with central island and integrated appliances. Space for a dining room table with doors leading to the back garden.

DOWNSTAIRS WC: WC and wash hand basin.

FIRST FLOOR:

BEDROOM 4/STUDY: Single bedroom with engineered oak flooring with radiator and window.

BEDROOM 3: Double bedroom with engineered oak flooring with radiator and window.

BEDROOM 2: Double bedroom with engineered oak flooring with radiator and window.

BATHROOM: Family bathroom with large shower and separate bath.

SECOND FLOOR:

BEDROOM 1: Large double bedroom on the second floor with engineered wood flooring, a walk in wardrobe and En-suite.

EN-SUITE: Shower with WC and wash hand basin.

OUTSIDE

GARDEN: A south, east facing, large garden. Consisting of a patio and sloping lawned area.

PARKING: Off street for two cars.

SERVICES

Oil fired heating. Mains electricity, water and drainage.

Council tax band E: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

SITUATION

Churchstow is a pretty village with its own Inn, Post Office/village store and Church. It is only 2 miles or so from the thriving market town of Kingsbridge with an excellent range of shops, local services and facilities including a Sports Centre, primary and community college which was graded 'outstanding' by Ofsted, health centre and hospital. In the other direction, and just a few

minutes away, is the renowned surfing beach at Bantham whilst the sandy beaches at Thurlestone & South Milton are also only a short drive away. The sailing town of Salcombe is 6 miles away whilst the port and naval town of Dartmouth is just half an hour or so driving distance.

DIRECTIONS

From Kingsbridge take the A379 road towards Modbury, follow this road into the village of Churchstow. When entering Churchstow take the left hand turning, after the Church House Inn pub, on to Glebeland and then take the second left hand turning into Tithe Hill. The property can be found at the bottom on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and available from September. RENT: £1750.00 pcm exclusive of all charges. Sorry no pets. Where the agreed let permits pets the rent will be £1840.00 pcm. DEPOSIT: £2019.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

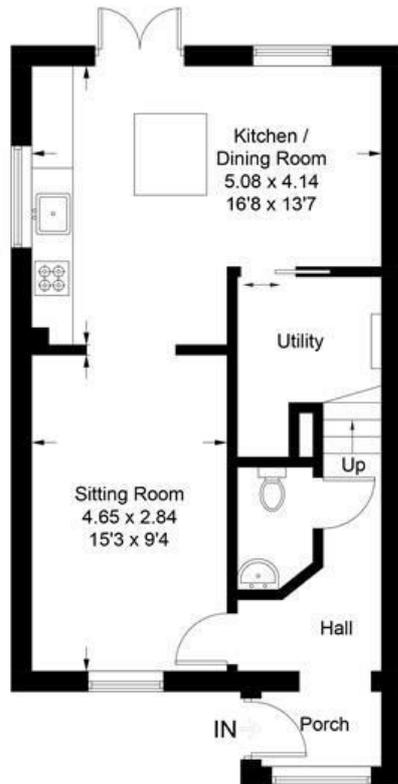


Approximate Gross Internal Area
126 sq m / 1356 sq ft

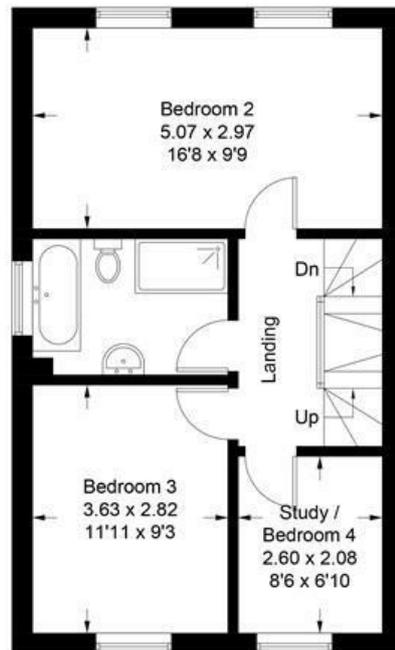
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID776496)



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Energy Efficiency Rating		Current	Potential
3 key energy efficient - lower running costs			
92 plus) A		90	92
81-91) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	