



STAGS

4 Veales Road, Kingsbridge, Devon TQ7 1EX

A modern and beautifully presented three bedroom semi-detached house, with an open planned living/dining room and a rear garden, located in the heart of Kingsbridge. Pets by negotiation, EPC Band: D. Tenant fees apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

• Three Double Bedroom Property • Two Bathrooms • Rear Garden • Open Planned Living/Dining Area • Close to Local Schools • Council Tax Band: C • Pets By Negotiation • 12 Months Plus • Deposit: £1,557.00 • Tenants Fees Apply

£1,350 Per Calendar Month

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

SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, a health centre and a cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with it's main line train station and good connectivity to London, and Dartmouth are both within easy reach.

ACCESS

The property is accessed off of Veales Road, through a gate leading to the front courtyard entrance door, leading to a porch area and hallway, with doors leading to :-

OPEN PLANNED LIVING/DINING ROOM

Good size living/dining room, with 2 feature fireplaces, a bay window to the front of the property and a door leading to the rear garden.

KITCHEN

Modern kitchen, comprising of a pantry, floor units, an electric oven and hob, dishwasher, sink and space for a fridge freezer. There are Velux windows and good size windows to the rear garden, making the room very light and airy.

UTILITY ROOM

Benefits from wall and floor units, plumbing for a washing machine and a door leading to the rear garden.

DOWNSTAIRS BATHROOM

Comprises of a walk in shower, WC, hand wash basin and a heated towel rail. Window to the rear garden.

STAIRWELL TO 1ST FLOOR

Stairwell ascending to the 1st floor hallway with understairs storage and doors leading to :-

MASTER BEDROOM

Double bedroom with a feature fireplace and window to the rear of the property.

BEDROOM 3

Double bedroom with a window to the front of the property.

BATHROOM

Comprises of a standalone bathtub, WC, heated towel rail and a hand wash basin.

STAIRWELL TO 2ND FLOOR

Stairwell ascending to the 2nd floor hallway with storage and door leading to :-

BEDROOM 2

Double bedroom with vaulted ceilings and Velux windows. Eaves storage throughout.

OUTSIDE

FRONT COURTYARD - Paved courtyard area, with access round to the back via a gate.

REAR GARDEN - Two tiered paved garden, with a shrub area and a shed.

SERVICES

Gas, electric and water - Mains connected. Heating - Gas.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: Three, EE and Vodafone.

Council Tax Band: C

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,350.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,375.00. DEPOSIT: £1,557.00 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).

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.

RENTERS RIGHT BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implement_roadmap.pdf



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	80
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	