



**STAGS**

9 Hawthorn Close, Kingsbridge, Devon TQ7 1TB

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A delightful 2 bedroom home close to the centre of Kingsbridge and community college

Totnes 14 miles Plymouth 21 miles Exeter 40 miles

- 2 double bedrooms • Gas fired central heating • Front and rear gardens • Walking distance to schools and amenities • Quiet town location • Countryside views • Available • Tenant fees apply

**£950 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## DESCRIPTION

9 Hawthorn Close is a well-presented 2 bedroom mid-terraced house located in the picturesque market town of Kingsbridge within a ten-minute walk to the town centre providing access to amenities, facilities and schools. Kingsbridge Community College is located a one-minute walk away from the house making it ideal for young families.

This property enjoys an elevated position providing beautiful south facing views across the South Hams countryside and also benefits from an allocated parking space, private rear garden and 2 double bedrooms. The property has been recently updated to include double glazing and central heating.

## ACCOMMODATION

The ground floor comprises entrance hall, spacious sitting room with under-stairs alcove and a window to the front aspect providing an abundance of natural light with views over the front to countryside. A newly fitted kitchen/dining room with ample space for dining room table and chairs, a range of mounted wall and floor units, electric cooker, washing machine and fridge freezer.

Stairs lead from the entrance hall to the first-floor landing, the master bedroom is located to the front of the property and enjoys ample built in wardrobe space and glorious views across the beautiful South Hams countryside. The second bedroom is a further double bedroom overlooking the rear garden, there is also the family bathroom comprising bath with electric shower over, pedestal hand basin and WC.

## OUTSIDE

To the front of the property is a delightful, mainly laid to lawn front garden providing space for outside seating, if desired, and steps lead to the front door.

To the rear of the property is an enclosed rear garden with courtyard at the bottom providing ample storage space and steps leading up to further, elevated garden with hard standing for a garden shed or seating area and rear gate leading to Kingsway Park.

There is an abundance of parking to the front and rear of Hawthorn Close.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Council tax band B: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## SITUATION

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, supermarkets, leisure amenities and schools whilst retaining a small town feel with a strong community.

The town hosts regular sporting activities as well as markets and social events. There are also a number of boat moorings

along the Estuary and Quayside. Additionally, the town provides regular public transport connections to the nearby towns of Dartmouth, Salcombe and Totnes and surrounding villages. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approximately three hours. The area has an abundance of beaches, coves and country and coastal walks.

## AGENT NOTE

Please note the EPC is being re-assessed and we have been informed the new rating will be a 'C'. We are waiting for the certificate, in order to update the figures online.

## DIRECTIONS

From the bottom of Fore Street take a right at the promenade roundabout and take the first left turning after the garage. Continue along the road past the Cattle Market Carpark and take the second right turning into Kingsway Park. Follow the road and Hawthorn Close can be found on the right hand side when following the bend.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £950.00 pcm exclusive of all charges. If the agreed let permits pets the rent will be £997.00 pcm. DEPOSIT: £1,096.00 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.

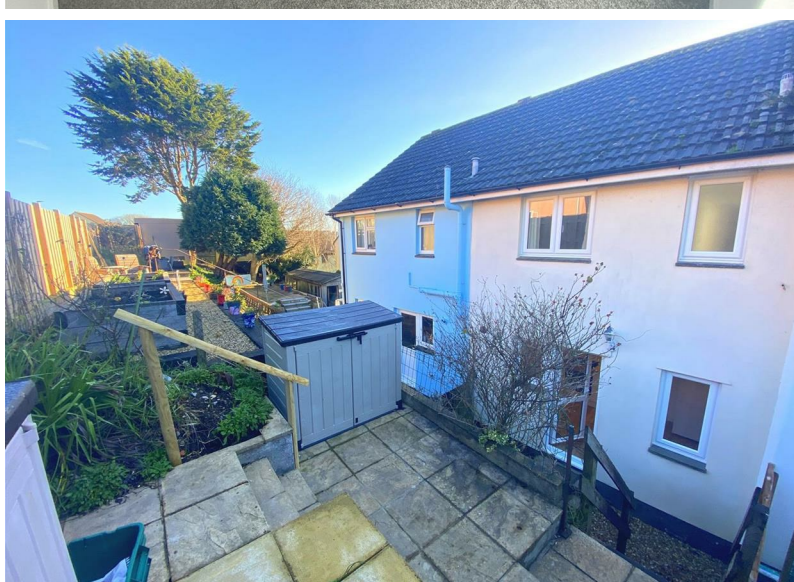
## HOLDING DEPOSIT & TENANT FEES

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

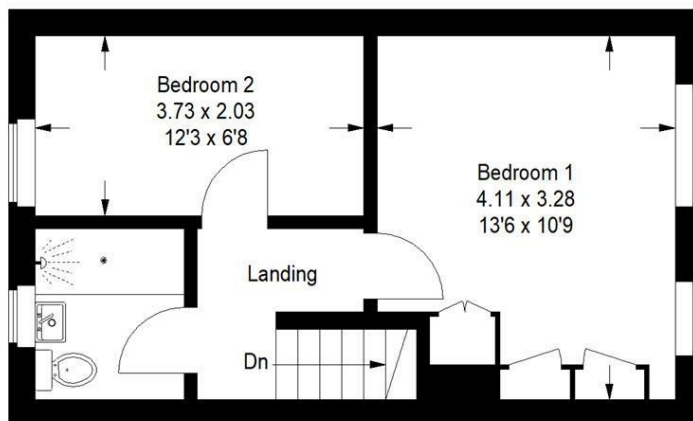
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



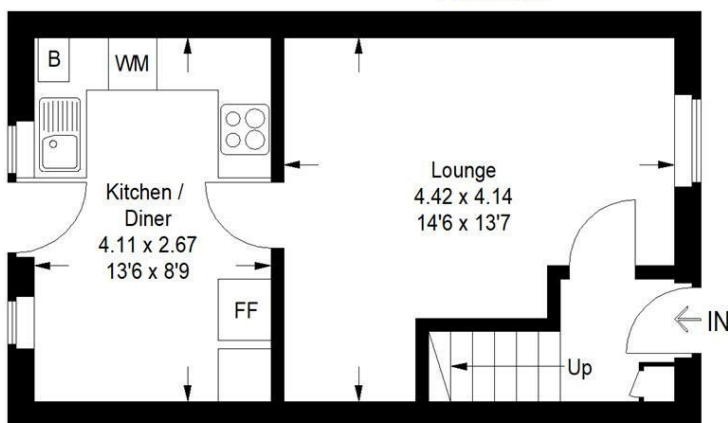




Approximate Gross Internal Area  
60.9 sq m / 656 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 823540)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(392 plus) A			88
(341-391) B		73	
(290-340) C			
(239-289) D			
(188-238) E			
(137-187) F			
(86-136) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	