



10 Northville Park, Kingsbridge, Devon TQ7 1AR

A superbly presented detached family home, within a highly convenient location close to the town and all its amenities. Pet by negotiation. EPC Band C. Tenant Fees Apply.

Nearest shops in under a mile | Totnes 12 miles | Plymouth 19 miles.

• Superbly Presented Detached Family Home • Easy Walking Distance Into The Town Centre • Open-Plan Sitting Dining Room • Contemporary Kitchen Breakfast Room • Four Double Bedrooms • En-Suite and Family Bathroom • Garage and Driveway Parking • Council Tax Band D • Tenant Fees Apply • Pet by Negotiation

£1,595 Per Calendar Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@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 highly-rated (OFSTED) secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London and Dartmouth, are both within easy reach.

## DESCRIPTION

A superbly presented, detached family home within a highly convenient edge of town location. The property is nicely set back from the main residential cul-de-sac, providing a quieter location and has the advantage of being within easy walking distance into town centre and facilities, via a footpath at the bottom of Northville Park. The property provides very spacious accommodation, with a good flow and light. Ample parking, integral garage and low maintenance, sunny gardens.

## ACCOMMODATION

From the driveway the front door leads into the hallway. Cloakroom. Door to the generous, open-plan sitting dining room. A wonderful, dual aspect room with feature fireplace. Door leads through to the kitchen dining room. Superbly appointed, with a great range of contemporary wall and base units, in white/grey high gloss which reflect light beautifully. Integrated electric oven, gas hob with extractor over, space for fridge freezer, dishwasher and washing machine. Very useful walk-in larder cupboard. Door to garden. On the first floor, the master bedroom has the advantage of built-in wardrobes and an en-suite shower room. There are three further double bedrooms along with a nicely finished family bathroom.

## OUTSIDE

To the front the property has the highly desirable feature of driveway parking for around 3 cars, along with access to the garage complete with an electric roller door, power and light.

Pathway leads around the side of the property with access to the sunny rear garden, which has been thoughtfully landscaped for ease of maintenance in mind. Mainly paved, creating a fantastic space for alfresco dining with planted borders and bank. To the other side of the property there is a compost area.

## SERVICES

Mains water, drainage, electric with gas fired central heating. Council Tax Band D. South Hams District Council 01803 861234.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## LETTING

The property is available to rent on an Assured Shorthold Tenancy. Rent £1,595.00 per calendar month. Deposit £1,840.00 All deposits for a property let by Stags are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Stags.

## HOLDING DEPOSIT AND 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B	71	
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		