



STAGS

9 Edwards Close, Thurlestone, Kingsbridge,
Devon, TQ7 3BP

A substantial 4 bedroom detached house situated in
the sought after location of Thurlestone.

Kingsbridge 4.5 Miles Totnes 16.7 Miles A38 13.4 Miles

• Quiet location • 4 Bathrooms • Sea views • Double garage • Utility
Room • 4 Double bedrooms • Tenant fees apply • Available beginning
of September •

£1,800 Per calendar month

EPC Band C

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

SITUATION

From idyllic, sheltered beaches to pretty seaside towns, the South Hams have a wealth of great places, activities and experiences for visitors to enjoy. For those who love the thrill of the coast, there is everything from gentle coastal walks to sailing, surfing and fishing. Meanwhile others will enjoy days spent pottering and exploring the areas of Salcombe, Kingsbridge and Dartmouth.

Thurlestone is a haven for its rocky coves or vast expanse of golden sands with some truly wonderful seaside locations to explore right on our doorstep. Thurlestone Beach is just a brief walk away from the cottage and provides a beautifully clean area for swimming, surfing or rock-pooling and popular with surfers and families all year round. Meanwhile, Bantham Beach has a pretty estuary and dunes to explore just a mile away.

In addition to the fantastic beaches the village offers other activities and enjoyment to young and old. Originally a tiny coastal hamlet, Thurlestone is now home to a gloriously sited Thurlestone Hotel with facilities open to the general public, village shop, church, sought after primary school, pub called the Village Inn and a popular golf course.

DESCRIPTION

A substantial 4 bedroom detached house situated in the sought after location of Thurlestone. Offering spacious accommodation over two floors with 4 double bedrooms, 4 bathrooms, master bedroom has an ensuite shower room and dressing room. Living room with fire, kitchen breakfast room, utility room, downstairs WC, double garage, driveway parking and garden. Tenant fees apply. EPC Band C. Available beginning of September.

ACCOMMODATION

Front door opens into the entrance hall with under stairs storage cupboard and doors to: DOWNSTAIRS WC with a white suite. BEDROOM/STUDY with an aspect to the side garden and door to ENSUITE SHOWER ROOM. There is a large dual aspect LIVING ROOM with space for a table and chairs with french doors to the garden. KITCHEN BREAKFAST ROOM with windows to the side, door to garden and door to: UTILITY ROOM. First floor landing is bright and spacious with a open plan STUDY/SNUG AREA. MASTER BEDROOM with rear aspect over the garden, countryside and beyond to

OUTSIDE

Attached double garage with electrically controlled timber door, power and light. The rear garden is laid to lawn. Oil fired boiler and cold water tap. Patio sun terrace providing a lovely outside sitting and

dining area, outside power points. The garden is bounded by timber fencing with planted hedge.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

DIRECTIONS

From Kingsbridge take the Salcombe Road. After passing through the village of West Alvington, turn right signposted Thurlestone. Continue to follow the signs to Thurlestone, and on reaching the outskirts of the village, turn left into Court Park Road. Carry on until you reach the left fork to The Mead Estate. Proceed a short distance along and take a left fork over the cattle grid. Proceed down Mead Drive taking the second turning on the left into Edwards Close turning left and Number 9 will be found on the right hand band in a small cul-de-sac.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1800.00 pcm exclusive of all charges. Children considered. No pets. DEPOSIT: ££2,076.00. 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.

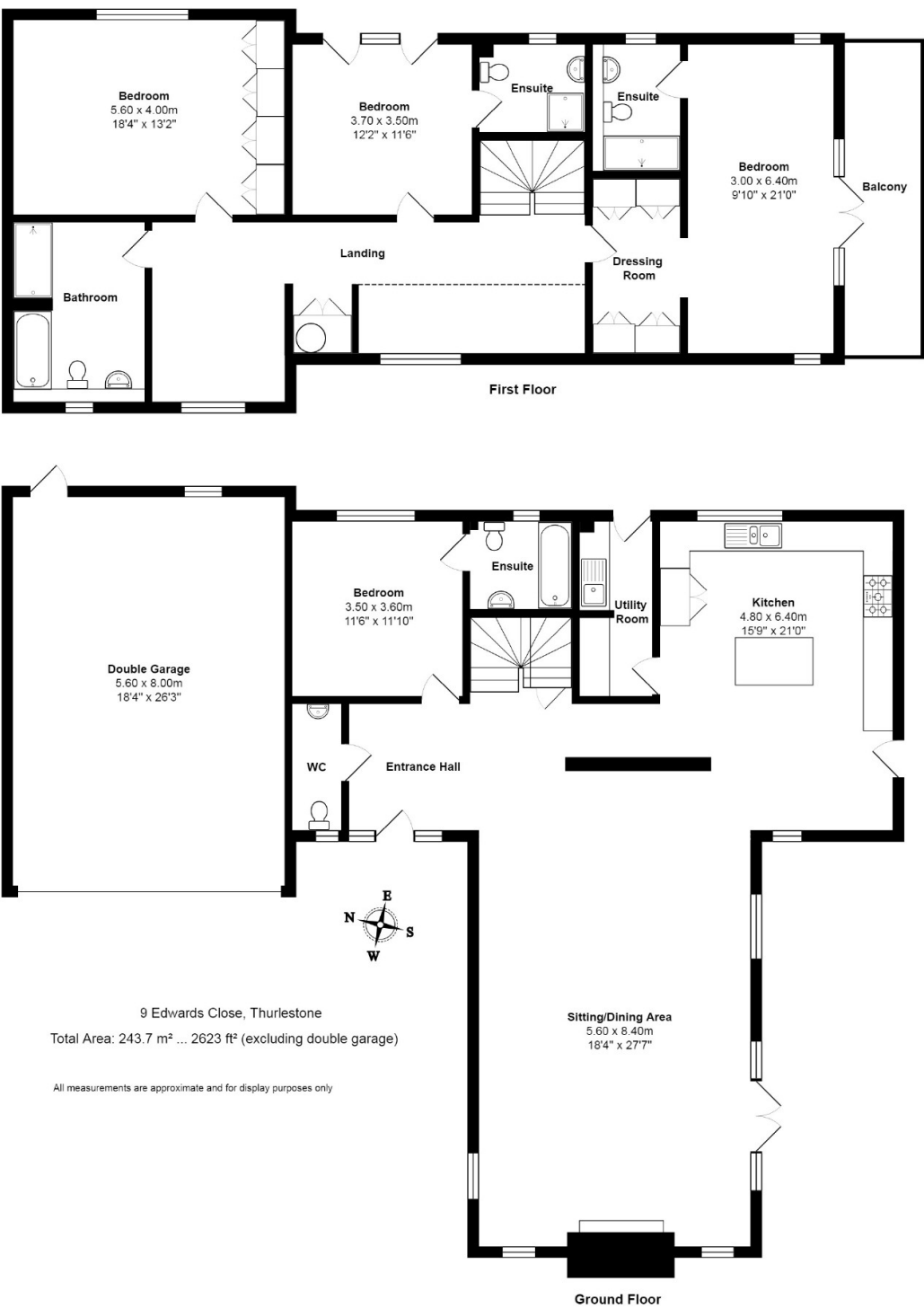
TENANT HOLDING DEPOSIT & TENANT FEES

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.





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