



2 KINGSTON AVENUE
Combe Martin, Devon

£1,200 per month



SPACIOUS AND CONVENIENT 3-Bedroom home, close to Combe Martin beach. Available NOW for a long term let. EPC D. Council Tax Band B.

Key Features

- FANTASTIC LOCATION CLOSE TO COMBE MARTIN BEACH
- BRIGHT LIVING AREA
- SMALL REAR CONSERVATORY
- SPACIOUS KITCHEN
- LOW MAINTENANCE COURTYARD GARDEN
- 2 DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- AVAILABLE NOW

Overview

Located in the charming costal village of Combe Martin, less than half a mile from the beach, shops and other amenities, this fantastic mid-terrace home offers space and convenience.

The accommodation offers a spacious Lounge/dining room with bay windows to the front allowing in an abundance of natural light, and patio doors to the rear leading to a small conservatory. The kitchen is a good size with ample work surface and cupboard space, the feature Aga is nonfunctional however beings' character to the kitchen, with a separate oven provided and space for other appliances.

Upstairs the property offers two good-sized double bedrooms and a single bedroom and A bath and shower room.

The property benefits from a small, low maintenance rear courtyard, a small walled front area perfect for storing bins and free on-street parking (un-allocated).

EPC – D. Council Tax Band – B.

Available NOW for a long-term let.

Unfurnished.



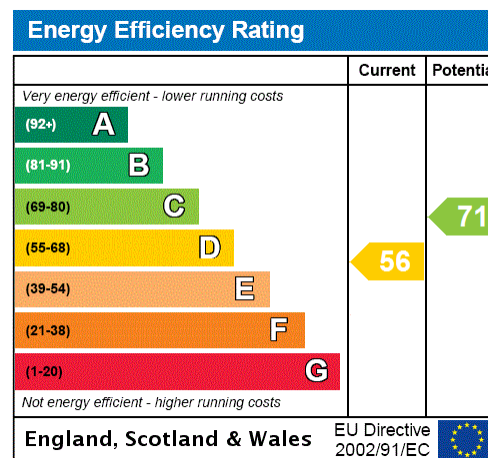
Room Sizes

Lounge/Diner	23ft x 9ft
Kitchen	19ft x 9ft
Bedroom 1 (double)	12ft x 9ft
Bedroom2 (single)	8ft x 5ft
Bedroom 3 (double)	13ft x 9ft
Bathroom	8ft x 5ft
Toilet/Shower Room	4ft x 5ft

The Area

Combe Martin is a popular coastal village with the Exmoor National Park being just a stones

throw away from the property. Combe Martin boasts a beautiful beach, primary school and variety of shops, restaurants and other amenities. It is within easy reach of Ilfracombe by public transport, the nearest bus stop is 5-minute walk from the property. Ilfracombe is located amongst rugged cliffs of the Atlantic coasts with its natural harbour and elegant Victorian architecture. Shops, cafes and historic maritime pubs sit with local and multiple traders, banks and schools.



Directions

Applicants are advised to proceed from our offices in an easterly direction along the High Street heading out of town on the A399 sign post Combe Martin. Follow this road for approximately 5 miles into the village of Combe Martin and upon entering the village proceed up through the main High Street passing the sea front and Loverings Garage. Continue along the High Street for approximately a further 500 yards and turn right into Kingston Avenue. Number 2 will be found on the left.

[View this property](#)

Please contact our Ilfracombe Lettings Office on 01271 863091

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE LETTING AGENT.**



Viewing

Please contact our **Ilfracombe Lettings** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

SERVICES:	Mains gas, electric, water and drainage connected.
REFERENCES:	Any tenancy is subject to referencing which will include a satisfactory credit check, landlord reference and verification that your income is greater than £36,000 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £276.92
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £1,384.61 or Service charge payable to Reposit (www.reposit.co.uk) of £276.92. (Minimum fee £150.00) Please ask for further information.
GENERAL NOTE:	Attics/eaves/cellars will not be included or form part of any tenancy.
PETS:	No pets without the express prior permission of the landlord, which will not be unreasonably withheld

BROADBAND AND MOBILE PHONE: We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

APPROVED TENANT CHARGES

The only payments you can expect in connection with a tenancy are: a) the rent; b) a refundable tenancy deposit capped at no more than five weeks' rent. This will be held in a Deposit Scheme as security for the performance of all obligations in connection with the tenancy for example in case of any damage at the end of the tenancy or a charge to an impendent company providing a deposit alternative service, if offered; c) a refundable holding deposit (to reserve a property) capped at no more than one week's rent. We can retain this holding deposit if you: • Provide false or misleading information which reasonably affects our decision to let the property to you (i.e. calls into question your suitability as a tenant, this can include your behaviour in providing the false or misleading information) • Fail a right to rent check • Withdraw from the proposed agreement (decide not to let) or Fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so. Where we wish to retain the holding deposit, we will set out in writing the reason for this within 7 days of deciding not to enter the agreement or the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing); d) payments to change the tenancy when requested by the tenant (e.g. a change of sharer or permission to keep pets on the property) capped at £50 including VAT; e) payments associated with early termination of the tenancy, when requested by the tenant and agreed by the landlord. This would not exceed the financial loss that a landlord will suffer in permitting, or reasonable costs that have been incurred by the agent in arranging for, the tenant to leave early; f) payments in respect of utilities, communication services, TV licence and council tax; g) a default fee for late payment of rent and replacement of a lost key/security device.

For clarification we wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to rent, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>