Luscombe Maye
Since 1873









Cedarwood Glebe Field, Thurlestone, Kingsbridge, Devon, TQ7 3NA

£1,150 PCM

- Available Now
- Sea Views
- Furnished but Flexible
- Pets Considered
- Off Road Parking for Multiple Cars
- Two Double Bedrooms

The Old Bakery Market Street, Yealmpton, Devon, PL8 2EA
01752 393330
lettings@luscombemaye.com
luscombemaye.com

Cedarwood Glebe Field, Kingsbridge TQ7 3NA

Unique 'raised' bungalow | Furnished Flexible | Distant Sea Views | Two Double Bedrooms | Patio Area | Living Room | Dining Room with far reaching views | Off Road Parking | Garage not Included.

2 1 2

Council Tax Band: C







This unique raised bungalow offers comfortable and flexible living in a stunning location. Flexible furnishing and with two double bedrooms, the property enjoys distant sea views that can be appreciated from the dining room and patio area. The living room provides a cozy space to relax, while the dining room boasts far-reaching vistas, perfect for entertaining or enjoying quiet meals with a view.

Additional features include off road parking for convenience. Please note, the garage is not included, and pets are considered on a case by case basis.

MATERIAL INFORMATION

Monthly rent: £1,150
Security deposit: £1,320
Holding deposit: £260
Council Tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Oil-powered central heating is installed.
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
Appliances Included: Oven, Hob, Washing Machine, Dishwasher and Microwave
Parking: Driveway - Off road parking for two cars, please note the garage is not included within the let.
Outside Space: Patio area
Non Permitted Areas: Back garden
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

RESTRICTIONS

Pets are considered on a case by case basis, smoking/vaping is not permitted in the property.

VIEWINGS

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

TENANCY TYPE

Assured Shorthold Tenancy with rent payable monthly in advance.

REFERENCING CRITERIA

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1,150, the applicant/s must be able to prove an annual household income of at least £34,500

RENTERS RIGHTS ACT

The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:
- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye.

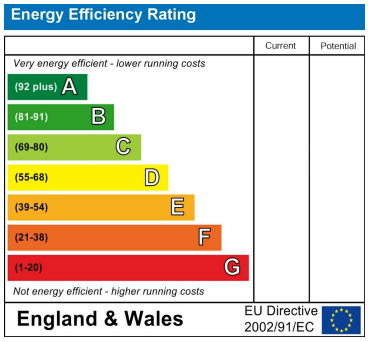


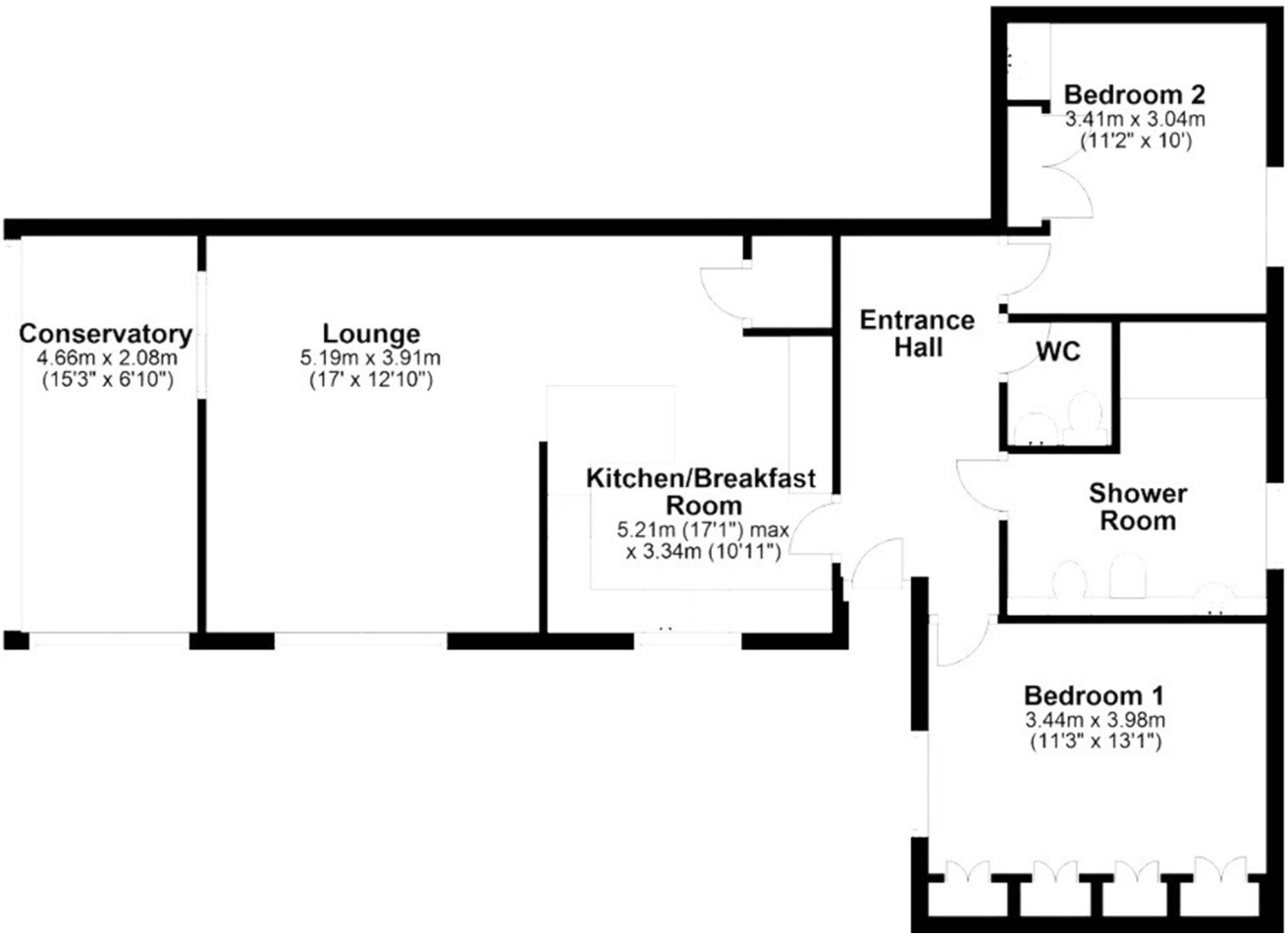
Directions

Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:





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