Luscombe Maye
Since 1873









Dove Cottage, Bigbury, Kingsbridge, TQ7 4AP

£850 PCM

- Available Now
- Allocated Parking
- Patio/Terrace
- Unfurnished
- Rural Location
- Two Double Bedrooms

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

, Bigbury TQ7 4AP

Available Now | Newly Decorated | Allocated Parking | Patio/Terrace | Two Double Bedrooms | Unfurnished | Mezzanine Office Space | No Pets.

2 1 1

Council Tax Band: A







This beautifully presented, unfurnished maisonette offers contemporary living in a sought after Bigbury location. Recently redecorated throughout, the property features two double bedrooms, bathroom with shower, mezzanine office area, spacious living room and kitchen.

Enjoy outdoor space with your own private patio/terrace, ideal for relaxing or entertaining. The property also includes one allocated parking space for convenience.

Available immediately and offered unfurnished, no pets are permitted.

Please note that the pure rent amount is £850 per calendar month, but the landlord will set the tenancy up inclusive of water, heating/hot water and electricity at a monthly rent of £1050.

MATERIAL INFORMATION

Monthly rent: £1050 inclusive of water, heating/hot water and electricity.
Security deposit: £980
Council Tax band: A
Tenure: Freehold
Property type: Maisonette
Property construction: Standard brick and block construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic tank
Heating: Communal heating system is installed.
Heating features: None
Appliances included: Oven and hob
Broadband: None
Outside Space: Patio/Terrace area
Parking: Allocated space for one car
Non Permitted Areas: None
Building safety issues: No
Restrictions - Listed Building: Grade 2
Restrictions - Conservation Area: South Hams
Restrictions - Tree Preservation Orders: Yes
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: No
Loft access: No

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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 and smoking/vaping are 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 through Luscombe Maye.

TENANCY TYPE

Offered initially on an Assured Shorthold Tenancy with rent payable monthly in advance. The tenancy will transition to the new tenancy structure introduced under the Renters Rights Act in line with legislation when implemented.

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 £1,300, the applicant/s must be able to prove an annual household income of at least £39,000

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.



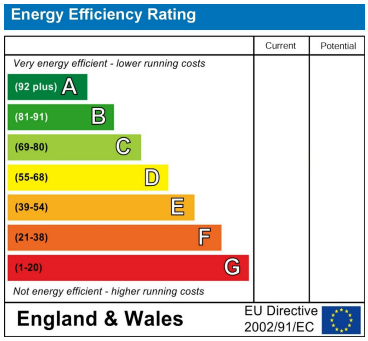
Directions

https://maps.app.goo.gl/WKM5FYVnQDMViBCn7

Viewings

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

EPC Rating:



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