Luscombe Maye
Since 1873









# Flat 2 Mount Howe, 82 Court Road, Newton Ferrers, Devon, PL8 1DA

## £995 PCM

- Pleasant Views
- Unfurnished
- No Pets
- Communal Gardens
- Available October
- Garage
- Coastal Village
- Electric Heating

The Old Bakery Market Street, Yealmpton, Devon, PL8 2EA
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# 82 Court Road, Devon PL8 1DA

Idyllic views | Popular Village Location | Main Bedroom with En-suite | Family Shower Room | Balcony/Terrace | Garage | Communal Gardens | Available Now | Unfurnished | No Pets.

2 2 1 D

Council Tax Band: E







This attractive ground floor apartment enjoys idyllic views in the heart of the highly sought after village of Newton Ferrers. The property offers well proportioned accommodation including a main bedroom with en-suite, a further bedroom served by a family shower room, and a bright living space opening onto a private balcony/terrace, ideal for enjoying the peaceful surroundings. Additional benefits include a garage and access to well maintained communal gardens. The apartment is available now, offered unfurnished, and is ideally suited to those seeking a tranquil village lifestyle. No pets permitted.

## MATERIAL INFORMATION

Monthly rent: £995
Security deposit: £1,140
Holding deposit: £220
Council Tax band: E
Tenure: Leasehold
Lease length: 163 years remaining (199 years from 1990)
Property type: Flat
Property construction: Standard brick and block construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Night storage
Appliances included: Oven, Hob, Fridge Freezer, Washing Machine, Dryer and Dishwasher
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good
Parking: Single Garage
Outside space: Communal 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: 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 building.

## 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

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 £995 the applicant/s must be able to prove an annual household income of at least £29,850

## 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.



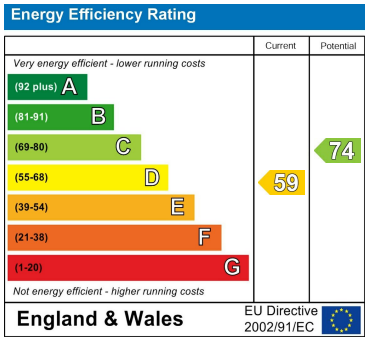

## Directions

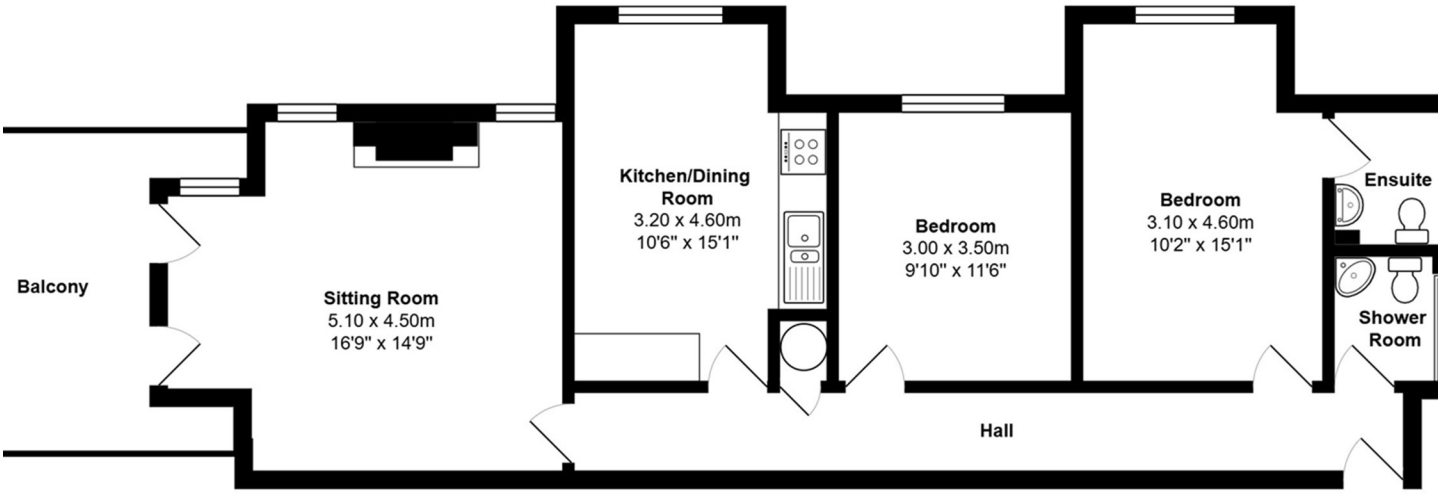
## Viewings

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

## EPC Rating:

D




Flat 2 Mount Howe, Court Road, Newton Ferrers
Total Area: 80.8 m² ... 869 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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