Luscombe Maye
Since 1873









Brook Bakery Riverside Road West, Newton Ferrers, Devon, PL8 1AD

£1,900 Per Month

- Five Bed Cottage
- Available March
- Strictly No Pets
- Snug and Study
- Garden
- Immaculately Presented Throughout
- Spectacular River Views
- On Road Parking
- Furnished

The Old Bakery Market Street, Yealmpton, Devon, PL8 2EA
01752 393330

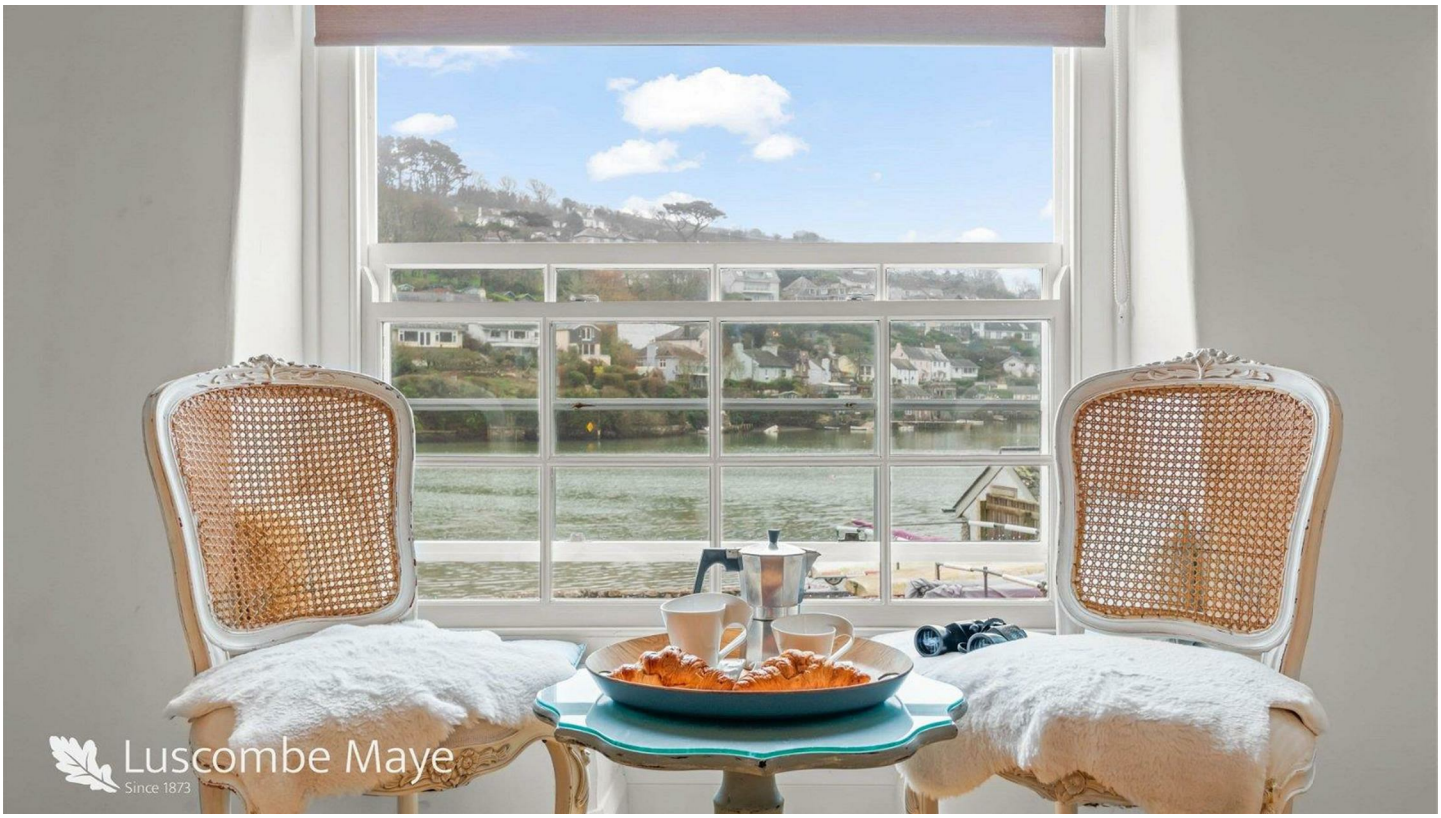
lettings@luscombemaye.com
luscombemaye.com

Brook Bakery Riverside Road West, Newton Ferrers PL8 1AD

Four/Five Bed Cottage fronting Newton Creek | Two Bedrooms w/ en-suite facilities, plus a further two bathrooms | Beautiful 24" Lounge w/ Gas Fired Stove | Fully Fitted Kitchen | Snug | Study | Outside Patio with Incredible views of the River | Garden | On Road Parking | Furnished | Available March | Strictly No Pets | EPC C

5 4 0

Council Tax Band: G







Brook Bakery occupies a glorious, south-facing position on one of the most sought-after roads in Newton Ferrers. Extensively extended and tastefully renovated by the current owners, the property seamlessly blends a sleek, modern design with a unique heritage represented by the lovingly restored 19th Century brick bread oven.
The property is arranged over three floors. Accessed through the stable door, the ground floor provides versatile accommodation with two reception/bedrooms, elegant family bathroom, storeroom and useful utility/laundry room. Following the staircase to the first floor, there is the stylish, fitted kitchen with walk-in pantry and a range of units, central island, double oven, hob, fridge, freezer, dishwasher, wine cooler and sink with a waste disposal unit. The double length reception room with vaulted ceiling, exposed beams, gas fired stove and south facing window seats provides uninterrupted views of the estuary. There are two bedrooms and two shower rooms (one en-suite) located on this level. Stairs lead up to the second floor which includes a private roof garden and the primary bedroom with en-suite shower room, walk in wardrobe and panoramic views of Noss Mayo.

Material Information

Monthly rent: £1,900
Security deposit: £2,190
Holding deposit: £400
Council Tax band: G
Tenure: Freehold
Property type: House
Property construction: A green flat roof installed over a waterproof membrane.
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 31 Aug 2022.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Poor, Vodafone - OK, Three - Poor, EE - Good
Parking: On Street
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
Loft access: No

Specialist issues:
Dry rot treatment

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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: Considered by agreement with the landlord
Smoking or Vaping: Not permitted inside 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 Periodic Tenancy

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 £1,900, the applicant/s must be able to prove an annual household income of at least £57,000

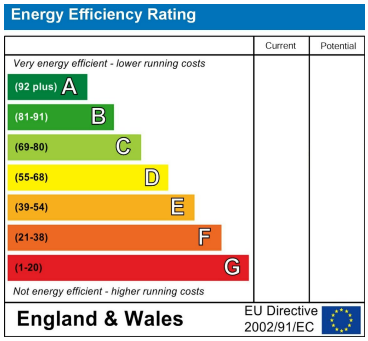


Directions

Viewings

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

EPC Rating:





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