Luscombe Maye
Since 1873









52 The Fairway, Newton Ferrers, Devon, PL8 1DP

£1,850 PCM

- Pets Considered
- Driveway Parking
- Large Rear Garden
- Countryside Views
- Furnished
- Sought After Location
- Gas Central Heating

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

52 The Fairway, Newton Ferrers PL8 1DP

This beautifully presented three bedroom modern build detached house offers spacious and versatile accommodation set over two floors, ideal for families or professionals seeking a well-appointed and accessible home.

The property features a large open plan kitchen and living area, creating a bright and contemporary space perfect for both everyday living and entertaining. The house benefits from both stairs and a lift, providing convenient access between floors and making the property suitable for a range of mobility needs.

Upstairs, there are two generously sized double bedrooms, including a master bedroom with en suite, along with a third bedroom which could also be used as a home office or study. A downstairs WC adds further practicality to the layout.

Externally, the property boasts a large rear patio and garden, ideal for outdoor dining and relaxation, as well as a front garden and plentiful off-road parking.

3 2 1 B

Council Tax Band: F







Material Information

Monthly rent: £1,850
Security deposit: £2,130
Holding deposit: £420
Council Tax band: F
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: B
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 1 Jun 2019.
Heating features: Double glazing and Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good
Appliances included: Oven, hob, fridge freezer, dishwasher, microwave and washing machine.
Parking: Driveway and Off 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: Lift access and Level access shower
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

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 £1,850, the applicant/s must be able to prove an annual household income of at least £55,500

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



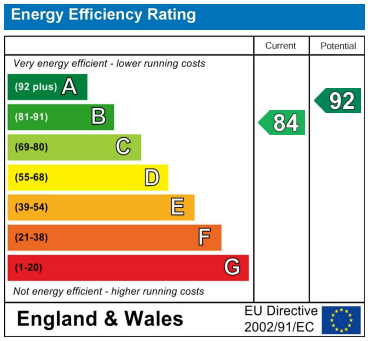
Directions

Viewings

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

EPC Rating:

B



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