Luscombe Maye
Since 1873









7 Courtyard Cottages, Waye Farm, Ermington, Devon, PL21 9NU

£800 PCM

- One Bed Barn Conversion
- Unfurnished
- Rural, Near A379
- Long Term
- Available Now
- 2 Allocated Parking Spaces
- Great Local Walks
- EPC E

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

7 Courtyard Cottages, Ermington PL21 9NU

Courtyard 1-Bed Barn Conversion | Ideally Located for A379 | Parking for 2 Cars | Large Rooms | Pets Considered | Rural Location | Great Local Walks | Near To Beaches | Available Now| EPC E

1 1 0 E

Council Tax Band: A





Material Information

Monthly rent: £800
Holding Deposit: £173
Security Deposit: £920
Council Tax band: A
Tenure: Freehold
Property type: Bungalow
Property construction: Standard brick and block construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic tank
Heating: Room heaters only is installed.
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Communal
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: Yes - insulated and boarded, accessed by: Hatch

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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

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 £800, the applicant/s must be able to prove an annual household income of at least £24,000

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



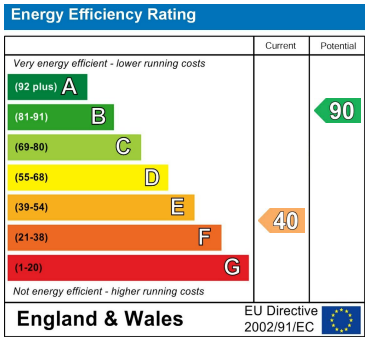
Directions

Viewings

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

EPC Rating:

E



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