Luscombe Maye
Since 1873









Wheelers Lower Badworthy, South Brent, Devon, TQ10 9EG

£1,350 PCM

- Available Now
- Ample Parking
- Pets Considered
- Oil Central Heating
- 0.3 acre Garden
- Unfurnished
- Storage Sheds

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

lettings@luscombemaye.com
luscombemaye.com

Wheelers , South Brent TQ10 9EG

3-Bed Barn Conversion | Large gardens | Ample Parking | Rural location | Available Now | Long Term let | Oil C/H | Pets considered | Unfurnished | EPC D

3 2 1 D

Council Tax Band: A







Property Summary

A beautifully presented three bedroom barn conversion set within approximately 0.3 acres of garden, offering a wonderful blend of character and space in a desirable setting.

The property benefits from ample off-road parking and a range of useful storage sheds, making it ideal for those seeking both practicality and countryside charm. Offered unfurnished, the accommodation provides flexible living space suited to a variety of tenants.

Pets will be considered and the house is available now for immediate occupation.

Early viewing is highly recommended.

MATERIAL INFORMATION

Monthly rent: £1,350
Security deposit: £1,450
Holding deposit: £310
Council Tax band: A
Tenure: Freehold
Property type: House
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: Septic tank
Heating: Oil-powered central heating is installed. The system was installed on 1 Jan 2020.
Heating features: None
Broadband: ADSL copper wire
Mobile coverage: O2 - Poor, Vodafone - OK, Three - Poor, EE - Great
Parking: Driveway and Off Street
Building safety issues: No
Restrictions - Listed Building: Grade 2
Restrictions - Conservation Area: Dartmoor National Park
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: 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 £1,350, the applicant/s must be able to prove an annual household income of at least £40,500

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

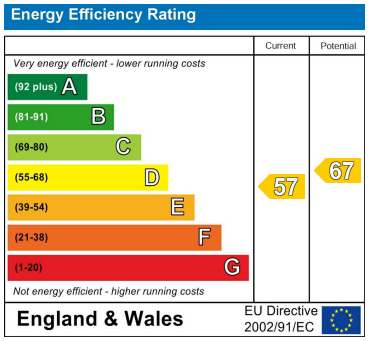
From South Brent, travel towards 'Aish', continue north bound towards 'Badworthy'. Cross the small bridge, and continue for 200 meters. 'Lower Badworthy' is the Barn Conversion on the left hand side, with 'Wheelers' being the next left turn 90 meters on.

Viewings

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

EPC Rating:

D



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