

Newton Ferrers, Devon, PL8 1BJ



Ref: 42343

Plymouth 10 miles, A38 9 miles and Kingsbridge 17 miles (Distances approximate)

A superb four double bedroom detached house overlooking the Newton/Noss estuary with parking. Available part furnished. Sorry no pets. Energy Rating - D.

£1395 PCM

Contact Lettings 01548 855599

Newton Ferrers, Devon, PL8 1BJ

SITUATION

Newton Ferrers is a much sought after estuary village on the northern slope of the beautiful estuary Yealm, opposite Noss Mayo on the southern side. It has a range of local amenities including a Church, Post Office, Co-op, pubs and restaurant, Yacht Club and a Primary School. For more comprehensive shopping centres, Plymouth is less than 10 miles to the north west, or Modbury and Kingsbridge to the east. Close to the village there are fine cliff top, woodland and coastal walks and the Yealm Estuary is very popular with yachtsmen. There are 18-hole at Wrangaton to the north, which backs onto the Dartmoor National Park and at Bigbury to the east.

ENTRANCE HALL

Light oak flooring. Hall cupboard.

BEDROOM 4

A double bedroom.

BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with wardrobe.

FAMILY BATHROOM

Comprising bath with mixer taps. Vanity unit with inset wash hand basin. WC. Separate shower cubicle fitted with Mira sport electric shower. Ceramic tiled floor and walls. Chrome ladder style heated towel rail.

SITTING / DINING ROOM

Sitting room has fireplace and surround fitted with electric fire. Dining area has windows to side and rear overlooking the garden with french doors onto decked patio. .

KITCHEN

Bespoke fitted kitchen finished with oak fronted wall and floor units and granite worksurfaces and splashbacks. Mobile island unit. One and a half stainless steel sink with granite drainer. Integrated fridge/freezer. microwave, dishwasher, washer/dryer, oven and 5 ring hob. Dining table and chairs. Wooden flooring. Recessed spotlights. Two sets of French doors leading out to decked patio area.

MASTER BEDROOM

A double bedroom with wall to wall fitted wardrobes with internal lighting.

EN-SUITE BATHROOM

Comprising bath, wash hand basin. WC. Recessed lighting. Ceramic tiled flooring.

GARDEN

Mostly laid to lawn with views out over the river.

PARKING

For 2 cars.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234

COUNCIL TAX

Currently Band E.

VIEWING

Very strictly by appointment only through Marchand Petit. Tel 01548 855599.

AVAILABLE

August

RENT

£1395per calendar month

POST CODE

PL8 1BJ

THE NEXT STEP & MONIES DUE

A Holding Deposit of one week rent subject to contract and satisfactory references.

Tenant Deposit: Five weeks rent.

First payment of rent.

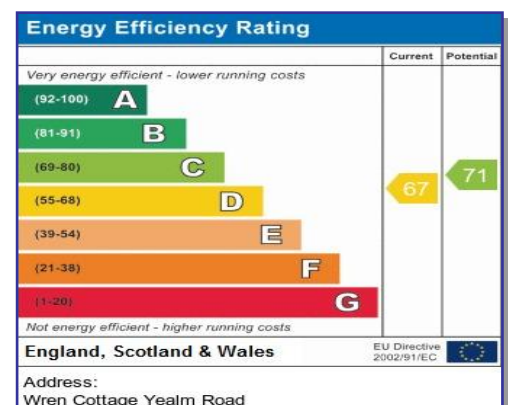
Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation, to be provided, an administration charge of £50+VAT will apply.

If Landlord gives permission to allow pets an additional £25 per month will be added to the agreed rent.

Marchand Petit is a member of RICS Client Money Protection Scheme
Marchand Petit is a member of The Property Ombudsman

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract.2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property.3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained.5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.



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Kingsbridge
01548 857588

Millbrook
01752 829000

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Torpoint
01752 815222

Totnes
01803 847979

London
0870 112 7099