

**Willow Cottage, 4 Chapel Lane,  
Yealmpton, Devon, PL8 2JL**

**Rent £625 pcm**

A 2 bed cottage in quiet position of popular village. Garden, parking.

Available September. No Housing Benefit,  
Strictly No Smokers, No Pets.

- Quiet village location.
- Garden.
- Parking.
- Easy access to A38 and Plymouth.



# Full Description

## HOW TO GET THERE

Chapel Lane leads off Fore Street, entrance by the Volunteer Inn. Willow Cottage is located at the end of the lane on the left hand side.

## VIEWING

Strictly by appointment with the Agents.

## TENANCY

Assured Shorthold Tenancy. 6 months minimum. Rent payable monthly in advance.

## DEPOSIT

£625.00.

## RESTRICTIONS

No Housing Benefit, Strictly No smokers, No Pets.

## DESCRIPTION

A 2 bed cottage in quiet position of popular village. Garden, parking. Easy access to Plymouth (A379) via bus route or car. Coastal areas of South Hams and Moors within easy reach.

## SERVICES

Electricity, mains water and drainage. Heating by Economy seven night storage heaters.

## COUNCIL TAX

Band C. Amount payable for 2015/16 £1,411.00

## ACCOMMODATION

The accommodation comprises:

## ENTRANCE HALL

Stable style, partly glazed entrance door to vestibule.

## VESTIBULE

Tiled Floor. Hanging space. Window to front.

## LOUNGE/DINING ROOM

21' 4" x 15' 2" (6.52m x 4.63m) max

Window to front overlooking garden. Dual windows to side. Space for table and chairs at far end opening to kitchen

## KITCHEN

9' 2" x 7' 2" (2.81m x 2.20m)

Range of fitted wall and floor units with one and half bowl stainless steel sink. Double electric oven. Plumbing for washing machine. Fridge freezer.

Staircase from lounge/dining room to first floor landing.

## FIRST FLOOR LANDING

Exposed beams in ceiling. Loft hatch.

## BEDROOM 1

11' 8" x 9' 1" (3.57m x 2.78m)

Window to front. Exposed beams in ceiling. Walk-in wardrobe/airing cupboard containing hot water tank with hanging space.

## BEDROOM 2

11' 6" x 8' 1" (3.52m x 2.48m)

Exposed beams in ceiling. Large velux window to side with views over village to countryside

beyond.

## BATHROOM

5' 7" x 6' 5" (1.72m x 1.97m)

Velux window to rear. Exposed beams in ceiling. Wash hand basin, W.C. and bath with mixer tap shower over.

## OUTSIDE TO FRONT

Small but pleasant gated garden on two levels with sitting area, pathway leading to parking and small lawned upper tier.

## RENT/SALARY RATIO

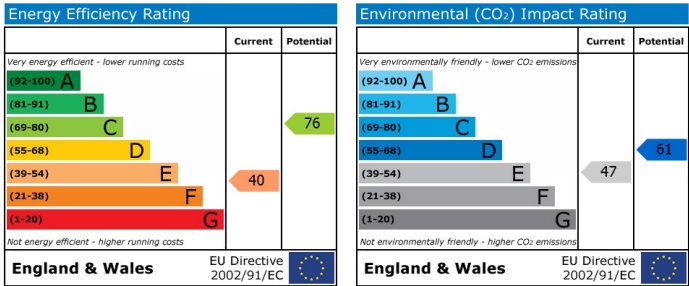
In order to qualify for a tenancy without a guarantor, the total annual income of the tenants need to be at least THIRTY TIMES the monthly rent. If a guarantor is used, this applies to them.

## APPLICANT/FEES/RESERVATIONS

Once a tenancy is offered (subject to referencing and contract) we charge a £100 holding deposit, returnable only when you take up a tenancy and a referencing fee of £145.00 (minimum) plus VAT per applicant.

This property is unfurnished.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



**Residential Lettings**  
62 Fore Street, Kingsbridge, Devon, TQ7 1PP  
**T** 01548 857414  
**E** lettings@luscombemaye.com  
**W** www.luscombemaye.com  
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Loyalty Matters: Residential Lettings



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