



Windfall, 4 Park Rise, Beadon Estate, Devon, Salcombe, TQ8 8NX

£1,000 Per Month

- Detached Bungalow
- Single Garage
- Close to Amenities
- Sun Room
- Available Now
- Garden
- Two Bedrooms

4 Park Rise, Devon TQ8 8NX

This detached bungalow enjoys a charming living room with excellent views overlooking the surrounding countryside and distant hills, along with a separate kitchen providing access to a secluded patio area. On the opposite side of the central hallway are two double bedrooms and a bathroom, together with an adjoining sun room featuring patio doors and integral access to the single garage. The property benefits from a sloping rear garden, mainly laid to lawn with well-established trees and shrubs to the borders. Overall, the plot is of a good size and also includes a driveway and single garage. The town centre is just a short walk away boasting a variety of shops, restaurants and cafe's together with ferries running to the sandy beaches of Mill Bay and North Sands and access onto the South West Coastal path offering miles of trails and beautiful scenery to explore.



Council Tax Band: D



Material Information

Verified Material Information

Monthly rent: £1,000

Security Deposit: £1,150

Holding Deposit: £230

Council Tax band: D

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: Mains

Heating: None is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - OK

Parking: Garage and Driveway

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 unboarded, accessed by: ladder

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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.

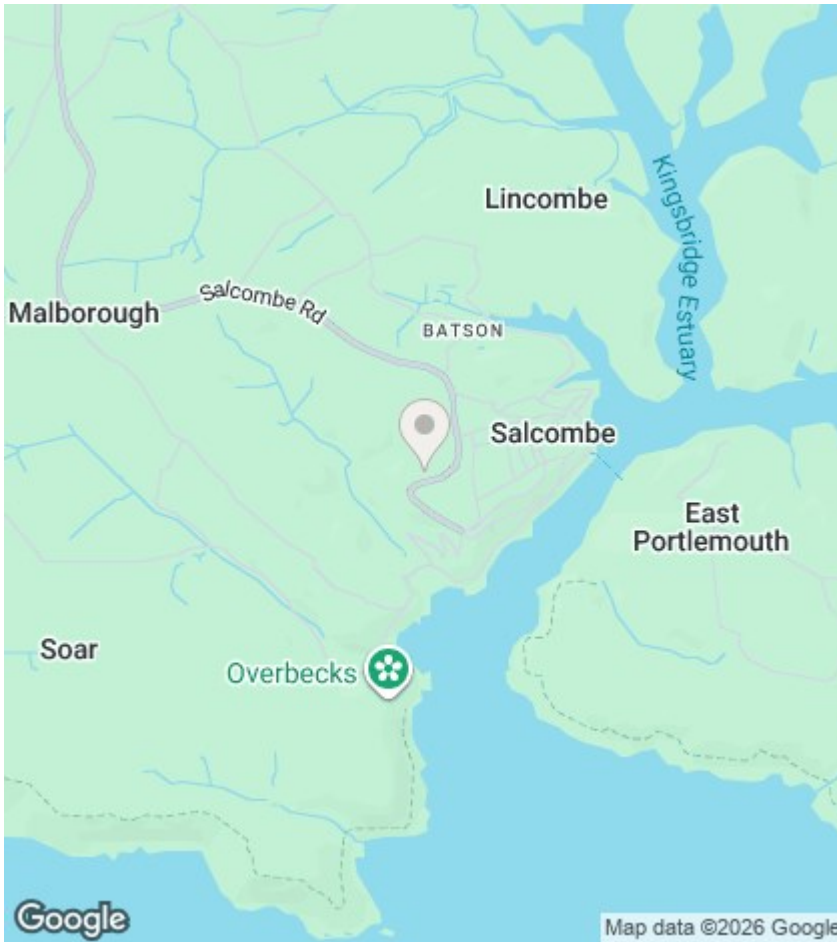
Referencing Criteria

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 £1,000, the applicant/s must be able to prove an annual household income of at least £30,000

Tenancy Type

Assured Periodic Tenancy



Directions

Viewings

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

EPC Rating:

E

