



2 Benedict Way, Modbury, Devon, PL21 0TJ

£1,500 Per Month

- 4 Bed Detached House
- Available May
- No Pets
- Short-Term Preferred
- Unfurnished
- Rear Garden
- Double Garage + Off Rd Parking
- EPC D

## 2 Benedict Way, Modbury PL21 0TJ

2 Benedict Way is a spacious and well-presented family home set within a highly sought-after location, just a short walk from Modbury's charming town centre and the exceptional local primary school. Originally built in the mid-1970s, the property has been thoughtfully extended and improved over the years to create generous living accommodation, perfectly suited to modern family life.



Council Tax Band: E



## Material Information

Council Tax band: E  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: D  
Number and types of room: 4 bedrooms, 3 bathrooms, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
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 boarded, accessed by: Loft 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

Assured Periodic Tenancy

## 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 £1,500, the applicant/s must be able to prove an annual household income of at least £45,000



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

