



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

Verified 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: No

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

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

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) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

