



Buttercup Cottage Bolberry Farm Cottages, Malborough, Kingsbridge, Devon, TQ7 2D7 £1,100 PCM

- Pets Considered
- Furnished Flexible
- Private Garden
- Well presented cottage
- One cosy reception room
- Available April 2026
- Two Allocated Parking Spaces
- Two Bedrooms
- Located in charming Bolberry
- Viewing recommended

Buttercup Cottage Bolberry Farm Cottages, Kingsbridge TQ7 3DZ

Nestled in the charming village of Bolberry, Malborough, this delightful cottage offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families or couples seeking a peaceful retreat. The cottage features a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

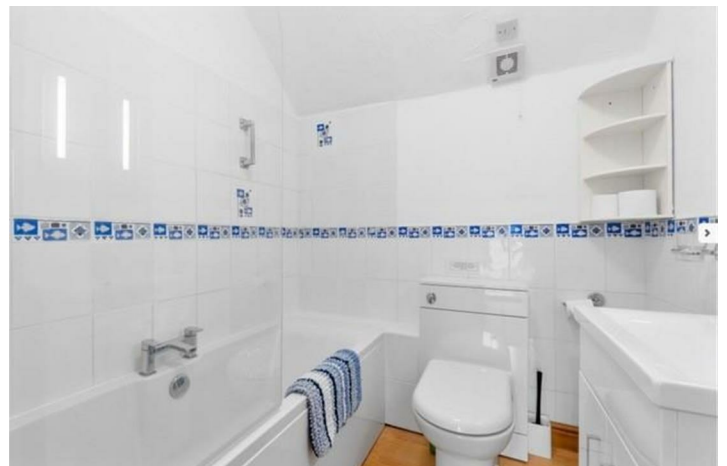
The property is well presented and can come furnished, allowing for a seamless move-in experience. The spacious garden is a standout feature, providing a lovely outdoor space to enjoy the fresh air and sunshine. Whether you wish to cultivate your own plants or simply unwind in a tranquil setting, this garden works.

For those with pets, the property is flexible and will consider furry companions, making it a great choice for pet owners. Additionally, two allocated parking spaces ensures that you will always have a convenient space for your vehicle.

This charming cottage will be available for rent from April 2026, offering a wonderful opportunity to settle into a picturesque location. Bolberry is known for its scenic beauty and friendly community, making it an ideal place to call home. Do not miss the chance to experience the charm of this lovely cottage in a sought-after area.



Council Tax Band: C



Material Information

Monthly rent: £1100.00
Security deposit: £1250.00
Holding deposit: £250.00
Council Tax band: Not banded
Tenure: Freehold
Property type: Other
Property construction: Standard undefined construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Borehole
Sewerage: Sewerage treatment plant
Heating: LPG-powered central heating is installed.
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good
Parking: Allocated, Gated, Private, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Area of Outstanding Natural Beauty
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

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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

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 £1100, the applicant/s must be able to prove an annual household income of at least £33,000

Renters Rights Act

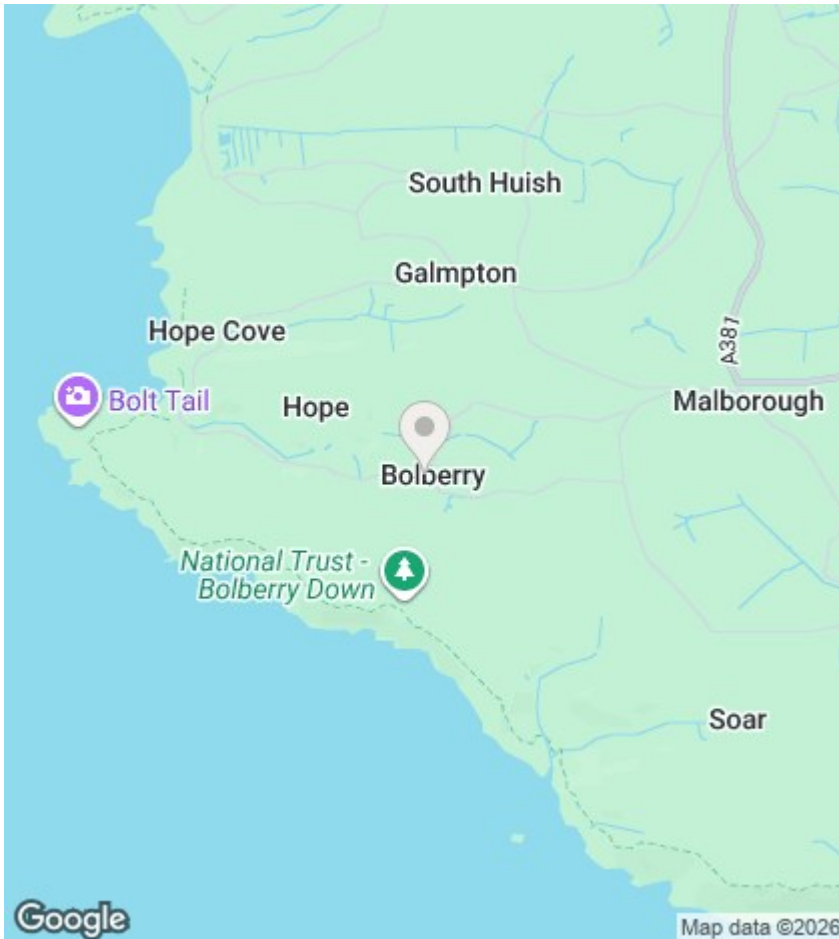
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

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

<https://maps.app.goo.gl/Vji5r78xVT2PYEiB6>

Viewings

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

EPC Rating:

E

