



Applecot, 58 Brownston Street, Modbury, PL21 0RQ

£1,100 Per Month

- Pets considered
- Two cosy bedrooms
- Popular Modbury location
- Spacious reception room
- Unfurnished house
- Available April 2026
- Mid-terrace house
- Close to local amenities

58 Brownston Street, Modbury PL21 0RQ

Pets Considered | Unfurnished | Two Bedrooms | Available April 2026 | Popular Location.



Council Tax Band: C



Located in the heart of the ever popular market town of Modbury, this charming mid terraced cottage offers comfortable living in a highly sought-after setting.

Available to let from April 2026, the property is offered unfurnished, providing a blank canvas for tenants to make it their own. The cottage features two well proportioned bedrooms, making it ideal for a professional couple, small family, or those looking for additional home office space.

Positioned in a popular location, residents will enjoy easy access to Modbury's range of local shops, amenities, and countryside walks, all while benefiting from the character and charm typical of a traditional cottage.

Pets will be considered, subject to agreement.

Early enquiry is recommended to secure this delightful home.

MATERIAL INFORMATION

Monthly rent: £1,100

Security deposit: £1,250

Holding deposit: £250

Council Tax band: C

Tenure: Freehold

Property type: House

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: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: On Street

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 - uninsulated and boarded, accessed by: Using a fold down ladder

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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 £1,100, the applicant/s must be able to prove an annual household income of at least £33,000

RENTERS RIGHTS ACT

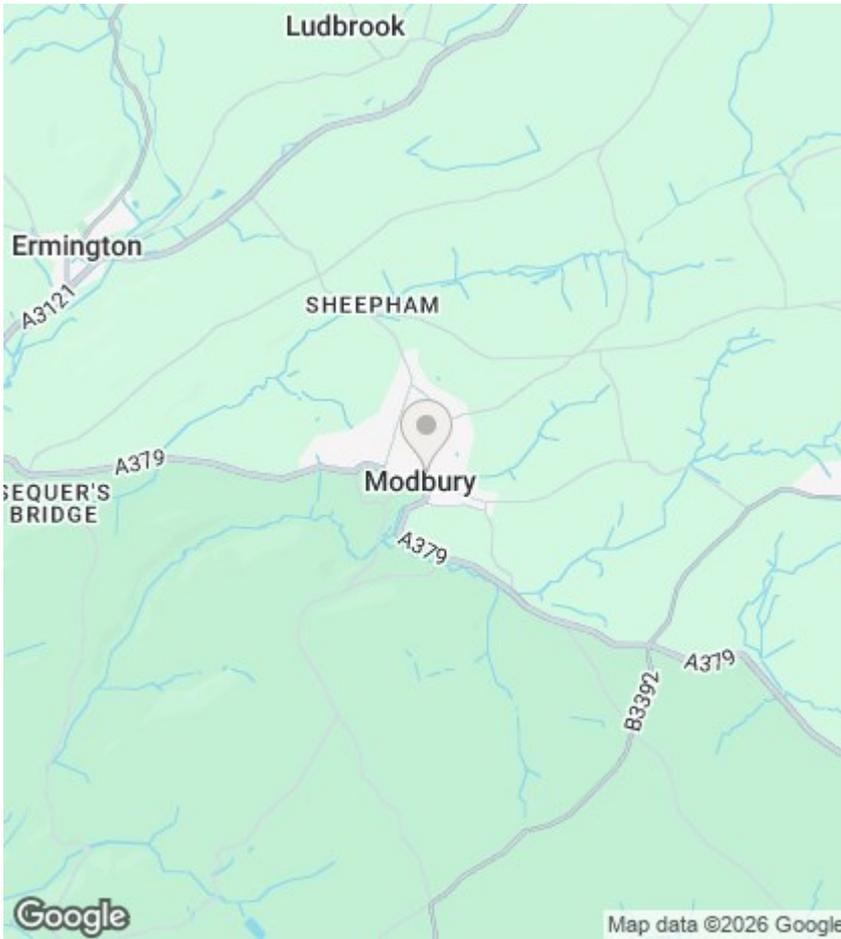
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

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

Viewings

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

EPC Rating:

D

