



Brook Bakery Riverside Road West, Newton Ferrers, Devon, PL8 1AD

£1,900 PCM

- Five Bed Cottage
- Available March
- Strictly No Pets
- Snug and Study
- Garden
- Immaculately Presented Throughout
- Spectacular River Views
- On Road Parking
- Furnished

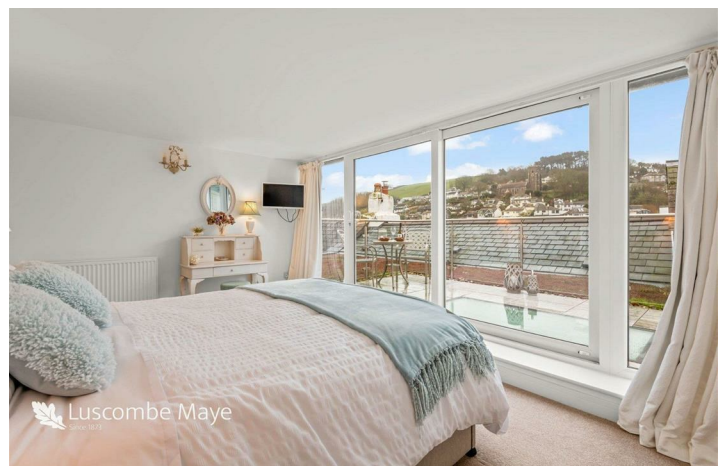
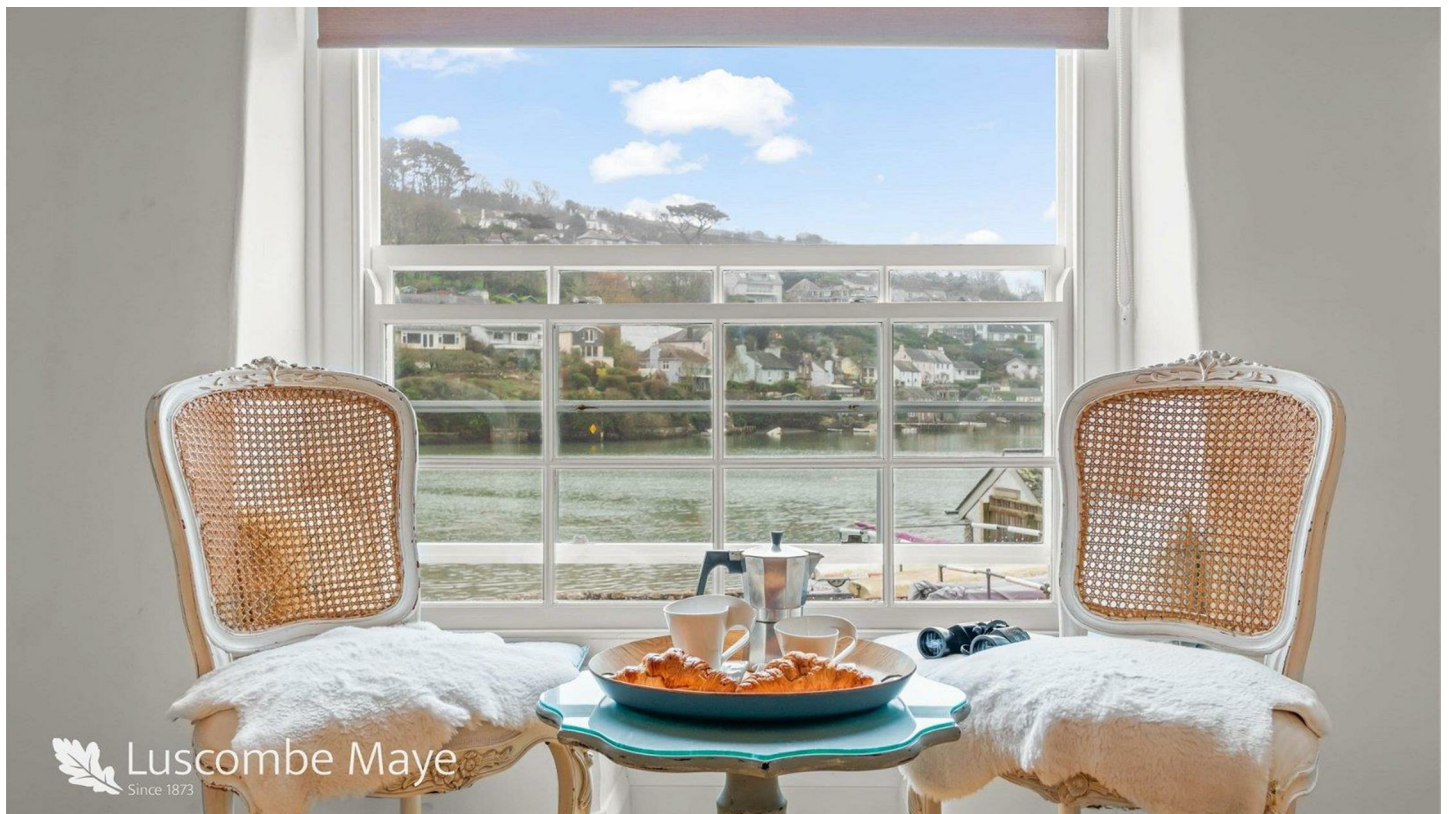
Brook Bakery Riverside Road West, Newton Ferrers

PI 8 1AD

Four/Five Bed Cottage fronting Newton Creek | Two Bedrooms w/ en-suite facilities, plus a further two bathrooms | Beautiful 24" Lounge w/ Gas Fired Stove | Fully Fitted Kitchen | Snug | Study | Outside Patio with Incredible views of the River | Garden | On Road Parking | Furnished | Available March | Strictly No Pets | EPC C



Council Tax Band: G



DESCRIPTION

Brook Bakery occupies a glorious, south-facing position on one of the most sought-after roads in Newton Ferrers. Extensively extended and tastefully renovated by the current owners, the property seamlessly blends a sleek, modern design with a unique heritage represented by the lovingly restored 19th Century brick bread oven.

The property is arranged over three floors. Accessed through the stable door, the ground floor provides versatile accommodation with two reception/bedrooms, elegant family bathroom, storeroom and useful utility/laundry room.

Following the staircase to the first floor, there is the stylish, fitted kitchen with walk-in pantry and a range of units, central island, double oven, hob, fridge, freezer, dishwasher, wine cooler and sink with a waste disposal unit. The double length reception room with vaulted ceiling, exposed beams, gas fired stove and south facing window seats provides uninterrupted views of the estuary. There are two bedrooms and two shower rooms (one en-suite) located on this level. Stairs lead up to the second floor which includes a private roof garden and the primary bedroom with en-suite shower room, walk in wardrobe and panoramic views of Noss Mayo.

SITUATION

The villages of Newton Ferrers and Noss Mayo share a number of facilities including a post office, pharmacy, traditional butcher, Co-operative store, three good public houses, two churches, yacht club with bistro, tea-rooms & good Primary School. Bus services run to Plymouth city centre which is within easy commuting distance. The main route from Plymouth to Exeter (A38/M5 Devon Expressway) is only a few miles away. Intercity trains run daily from Plymouth to Paddington. The Continental Ferryport is also easily accessible. All give superb access to the rest of the country, combined with living in one of the most beautiful riverside locations on the south coast.

MATERIAL INFORMATION

Verified Material Information

Monthly rent: £1,900

Security deposit: £2,190

Holding deposit: £400

Council Tax band: G

Tenure: Freehold

Property type: House

Property construction: A green flat roof installed over a waterproof membrane.

Energy Performance rating: C

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 on 31 Aug 2022.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

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: Yes

Loft access: No

Specialist issues:

Dry rot treatment

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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

Strictly No Pets.

Smoking or Vaping: Not permitted inside the property.

VIEWING

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 £1,900 the applicant/s must be able to prove an annual household income of at least £57,000

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.



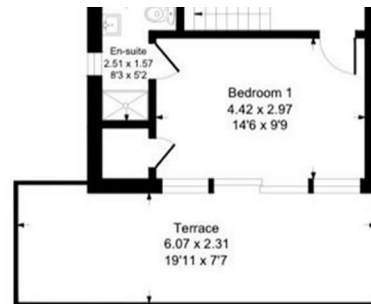
Directions

Viewings

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

EPC Rating:

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



Second Floor

