



Parsons Way, Galmpton, Kingsbridge, Devon, TQ7 3EY

£800 PCM

- Pets Considered
- Off Road Parking
- Part Furnished
- Available Now
- Rural Location
- One Double Bedroom

, Kingsbridge TQ7 3EY

Detached House | Pets Considered | Off Road Parking | Part Furnished | One Double Bedroom | Popular Village Location



Council Tax Band: F



This well presented detached property offers comfortable living in a popular village setting. The house features a spacious double bedroom and is offered part furnished, providing flexibility for tenants to make the space their own.

Externally, the property benefits from off road parking, adding everyday convenience. Pets will be considered, making this an ideal option for those looking to settle with a furry companion.

Set within the desirable village of Galmpton, the property enjoys a peaceful community atmosphere while remaining within easy reach of Kingsbridge and surrounding amenities.

An excellent opportunity to rent a detached home in a prime South Devon location.

MATERIAL INFORMATION

Monthly rent: £800

Security deposit: £900

Holding deposit: £180

Council Tax band: F

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: LPG-powered central heating is installed. The system was installed on 1 Nov 2025.

Heating features: Double glazing

Appliances included: Oven, hob, fridge and washing machine

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated (space at the front of the house to the left if you are looking at it)

Outside space: Spaces to the front, rear and side of the house

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: Side Doors from Bedroom

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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 £800, the applicant/s must be able to prove an annual household income of at least £24,000

RENTERS RIGHTS ACT

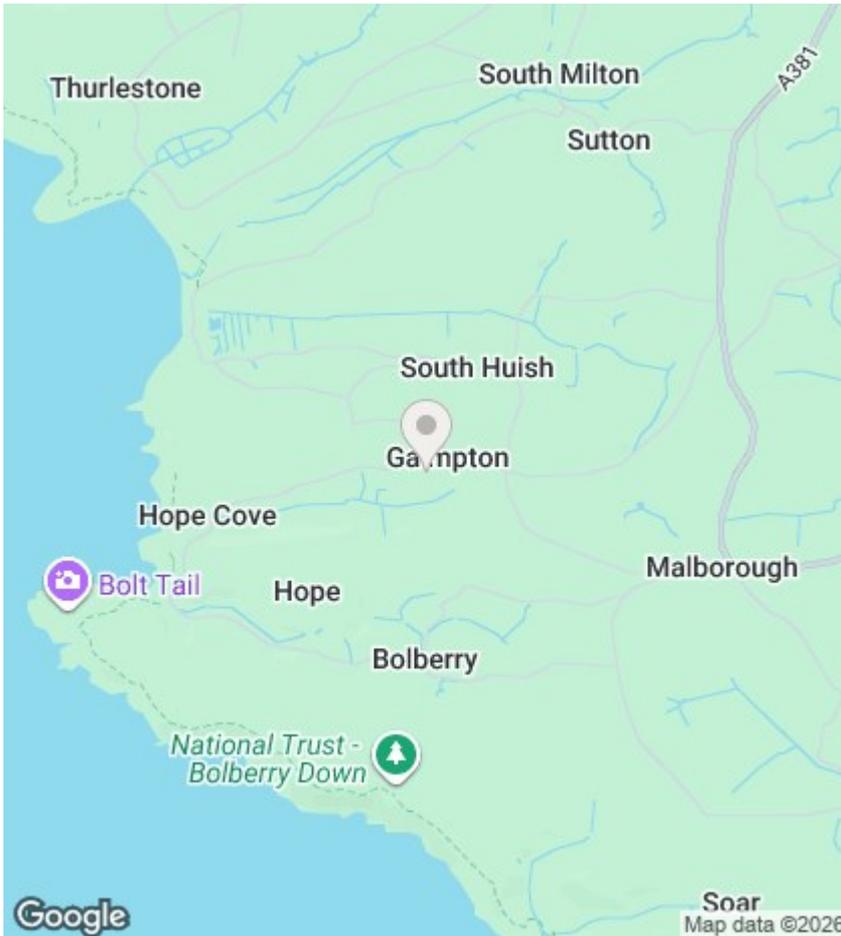
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

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

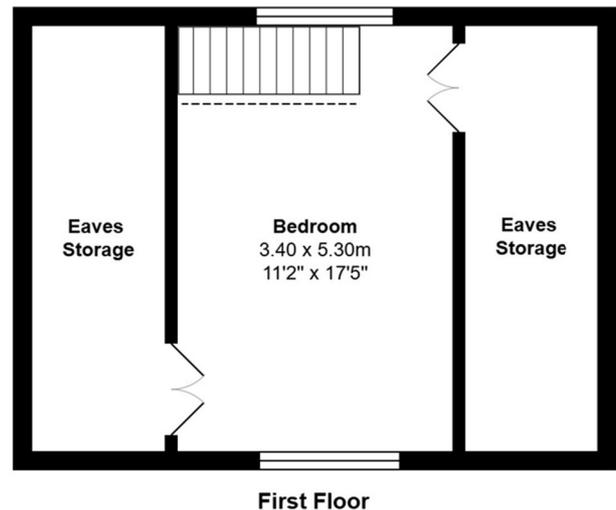
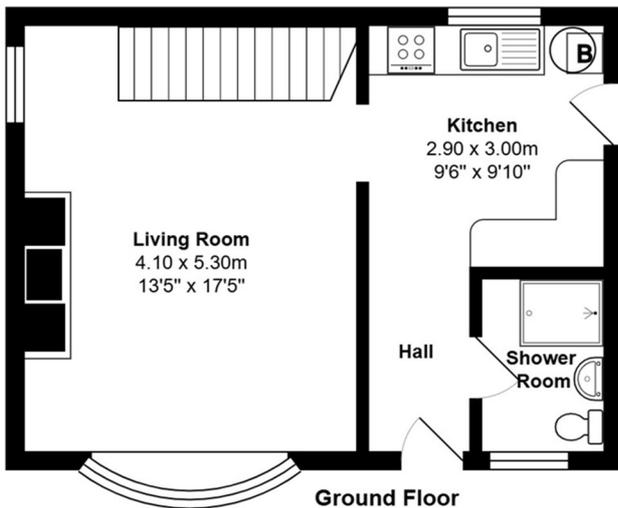
<https://maps.app.goo.gl/7p82SHUsynNcYQCa8>

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	



Parsons Way, Galmpton 
 Total Area: 56.7 m² ... 611 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only