



4 East Pitten Farm Barns, Plympton, Devon, PL7 5BB

£1,350 Per Month

- Private Parking
- Unfurnished
- Pets Considered
- Countryside Views
- Available Now
- Two Bedrooms
- Desirable Location
- Easy Access to A38

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Available Now | Barn Conversion | Two Bedrooms | Desirable Location | Unfurnished | Pets Considered | Private Parking | Countryside Views | Easy Access to A38



Council Tax Band: D



Nestled in the countryside between Yealmpton and Plympton at East Pitten, this beautifully converted barn offers the perfect blend of rustic charm and modern living. The property features two well proportioned bedrooms, making it ideal for couples, small families, or professionals seeking a peaceful retreat.

Offered unfurnished, the home allows you to make it your own ensuring the whole family can settle in comfortably. The property also benefits from private parking and enjoys wonderful countryside views, creating a truly tranquil setting. Pets will be considered on a case by case basis.

Situated in a desirable location, the barn provides easy access to the A38, making commuting to Plymouth, Exeter, or beyond straightforward and convenient.

MATERIAL INFORMATION

Council Tax band: D

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 at an unknown date.

Heating features: Wood burner

Broadband: ADSL copper wire

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

Parking: Private

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: 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.

APPLIANCES INCLUDED

Fridge/Freezer

Dishwasher

RESTRICTIONS

Pets are considered on a case by case basis, smoking/vaping is not permitted.

VIEWINGS

By appointment only with Luscombe Maye.

TENANCY

Assured Shorthold Tenancy with rent payable monthly in advance.

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 £1450, the applicant/s must be able to prove an annual household income of at least £43,500

RENTERS RIGHTS ACT

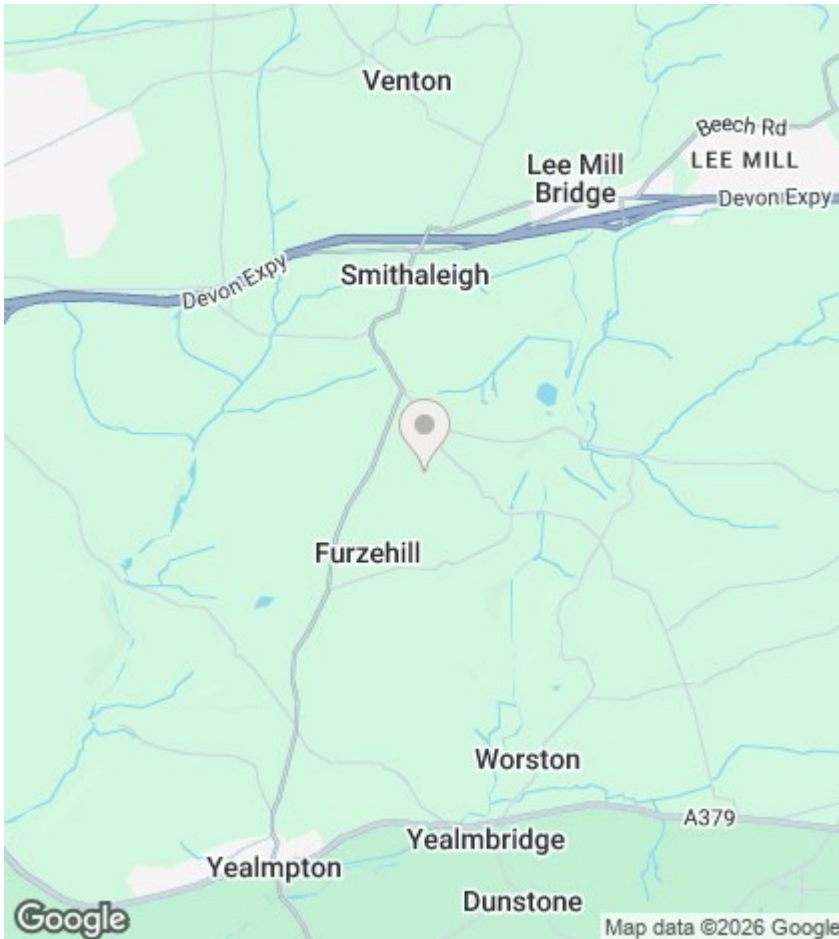
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

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.



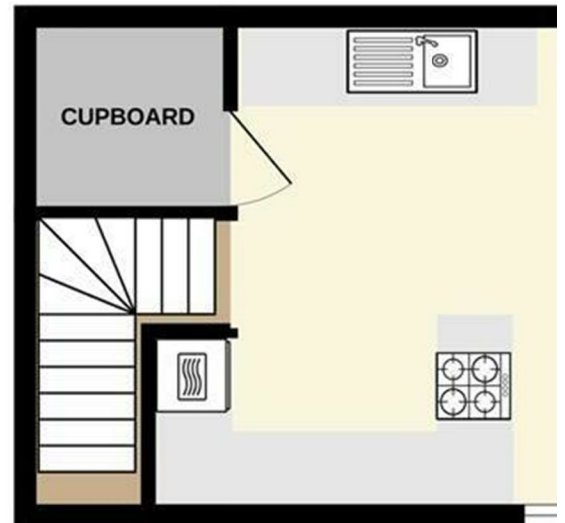
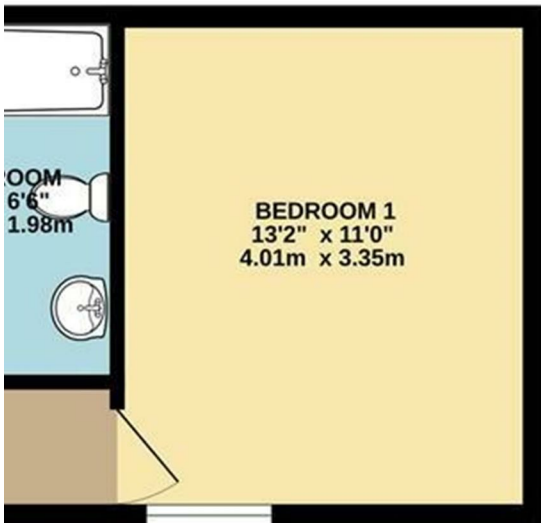
Directions

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	



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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