



9 Shute Park, Malborough, Kingsbridge, TQ7 3SU

£1,150 PCM

- Unfurnished
- Single Garage & Driveway
- Popular Location
- Pets Considered
- Gardens
- Quiet Cul-de-sac

# 9 Shute Park, Malborough TQ7 3SU

Pets Considered | Unfurnished | Garage | Driveway | Three Double Bedrooms | Available February 2026 | Desirable Location | Gardens.



Council Tax Band: D



This is a well loved family home, conveniently situated in a quiet cul-de-sac on the edge of the village surrounded by the rolling countryside, yet only a short walk to the local amenities that Malborough has to offer.

On the ground floor the property comprises entrance hall with room for shoes and coats, naturally light living/dining room with sliding doors leading out into the front garden, and a separate kitchen with access to the rear garden.

On the first floor you'll find three double bedrooms together with a family bathroom. Outside, there is an enclosed rear garden which is laid to lawn with patio area, ample off-road parking, South facing front garden and single integral garage.

The centre of the village is only a short walk away, with good infrastructure including two pubs, a church, village hall, post office, petrol station and a primary school. Malborough lies midway between Kingsbridge and Salcombe ensuring you are never far away from sandy beaches and the amazing South West coast path.

Nearby Salcombe has a pretty Estuary, offering sandy beaches and sheltered waters for a wide range of water sports. There are plentiful opportunities for shopping and a good number of pubs, restaurants and hotels for eating out. Furthermore, 3 miles away is the town of Kingsbridge, which provides a comprehensive range of shops, schooling and other facilities.

#### MATERIAL INFORMATION

Monthly rent: £1,150  
Security deposit: £1,300  
Holding deposit: £265  
Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electric storage heating  
Heating features: None  
Appliances included: TBC  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Poor, Vodafone - Poor, Three - Poor, EE - Good  
Parking: Garage, Driveway, Off Street, and On Street  
Outside Space: Side and fenced rear garden  
Non Permitted Areas: The attic is NOT included as part of the tenancy.  
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 - insulated and unboarded, accessed by: Hatch in upstairs hallway

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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 are considered on a case by case basis, smoking/vaping is not permitted in 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 £1,150, the applicant/s must be able to prove an annual household income of at least £34,500.

#### 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

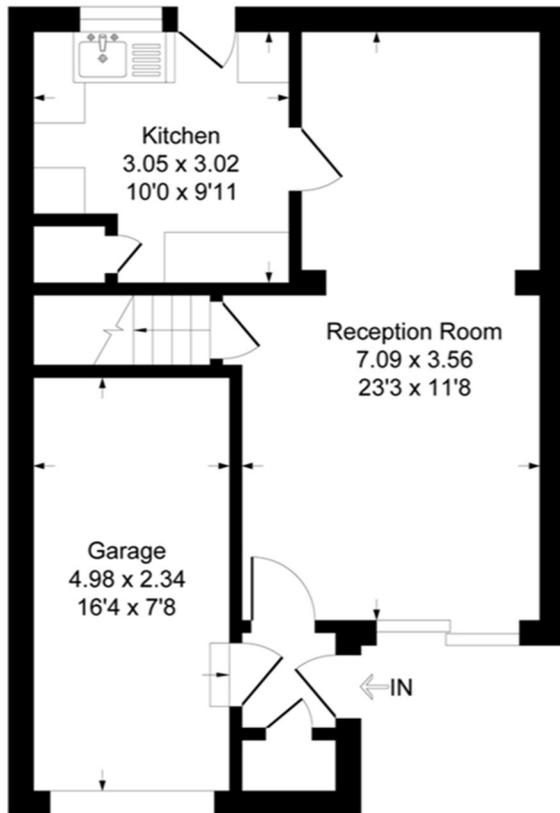
## Viewings

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

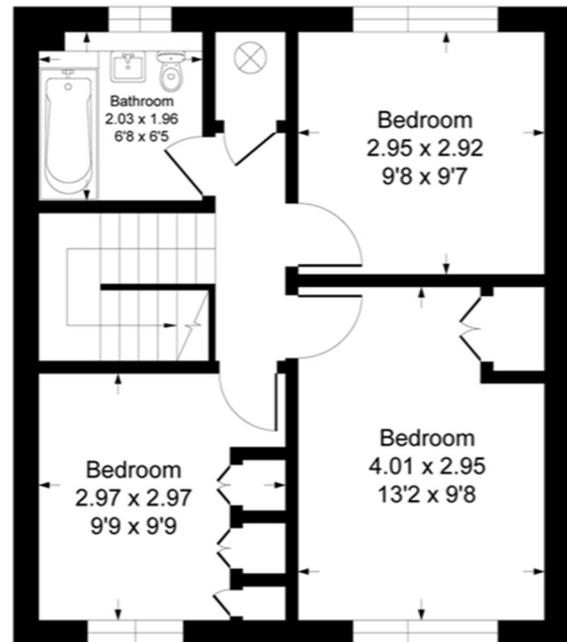
## EPC Rating:

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	

Approximate Gross Internal Floor Area = 93.1 sq m / 1002 sq ft



Ground Floor



First Floor