



## 3 Stable Court, The View, Malborough, Devon, TQ7 3FB

£1,800 PCM

- Modern Build
- Open Plan Kitchen, Dining & Living Space
- Underfloor Heating & Gas Central Heating
- Garage & Parking for multiple cars
- Pets Considered
- High Spec Kitchen
- Garden

# 3 Stable Court, Malborough TQ7 3FB

Nestled in the charming village of Malborough, Devon, this delightful detached house offers a perfect blend of comfort and modern living. With a generous space of 1,453 square feet, this property features three well-appointed bedrooms, each designed to provide a peaceful retreat. Two of the bedrooms boast en-suite bathrooms, ensuring convenience and privacy for family members or guests.

The heart of the home is an inviting open-plan living area that seamlessly connects the kitchen and lounge, creating an ideal space for entertaining or relaxing with loved ones. Natural light floods the room, enhancing the warm and welcoming atmosphere.

Outside, the property includes parking for one vehicle, adding to the convenience of this lovely home. Located in the picturesque surroundings of Malborough, residents can enjoy the tranquility of village life while being just a short drive from the stunning Devon coastline.

This property is available now and presents an excellent opportunity for those seeking a comfortable and stylish home in a desirable location. Don't miss your chance to make this charming house your new home.



Council Tax Band: E



## Material Information

Monthly rent: £1,800  
Security deposit: £2,050  
Holding deposit: £415  
Council Tax band: E  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: B  
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.  
Heating features: Double glazing and Underfloor heating  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - Poor, Three - Poor, EE - Good  
Parking: Allocated, Garage, Driveway, and Off 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

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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 £1,800, the applicant/s must be able to prove an annual household income of at least £54,000

## 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

# THE SOAR MILL



## GROUND FLOOR FIRST FLOOR

### Living Dining Area

5.86 x 4.67m 19'2" x 15'3"

### Kitchen

3.56 x 2.67m 11'8" x 8'9"

### Master Bedroom

3.85 x 3.59m 12'7" x 11'9"

## GROUND FLOOR FIRST FLOOR

### Bedroom 2

5.09 x 3.89m 16'8" x 12'9"

### Bedroom 3

5.09 x 3.45m 16'8" x 11'3"