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Residential Lettings



Millmans, Ford
Holbeton, Plymouth, PL8 1U

A charming detached character cottage on the outskirts of Holbeton Village.

• 5 reception rooms, • Master with en-suite • 2 further bedrooms • Family bathroom. • Large garden • Available April for long let • EPC Band E. • Tenants fees apply. • •

£1,400 per calendar month

01548 855515 | rentals.kingsbridge@stags.co.uk

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Situation

The property lies in the undulating and outstandingly beautiful countryside of the South Hams, only a short distance from the unspoilt village of Holbeton. Holbeton itself has a church, two well known inns, a primary school and village store. Open countryside surrounds the property with the partly wooded valley of The Yealm only a short drive away. The South Devon coastline, with its many unspoilt beaches and inlets is only within about a five minute drive with notable locations such as the yachtsman's havens of Newton Ferrers and Noss Mayo, Mothecombe and the Erme Estuary, Mothecombe having been used as a setting for films and drama including International Velvet and Sense and Sensibility. The southern fringe of the Dartmoor National Park lies about four miles to the north, just above the town of Ivybridge. The well equipped village of Yealmpton lies about 2 miles to the north. The A38 provides ready access to all parts of the region. Plymouth is a comprehensively equipped city, renowned for its waterfront and also served by a large University, regional hospital and medical school, airport and ferryport with a cross channel link to Brittany and Northern Spain. The main line railway is accessed at Plymouth, Ivybridge or Totnes (Plymouth to London Paddington 3 hours or Plymouth to London City Airport 1 hour 10 minutes).

Entrance hall

Large hallway with under stair storage

Sitting room

Open fireplace

Dining room

French doors to garden

Kitchen

Cream fitted units with wooden worktops, 1 ½ bowl stainless steel sink. Electric Cooker, Dishwasher and washing machine can be left for tenants use. Space for Fridge Freezer.

Breakfast room

Door to rear garden, Built in cupboards housing the Boiler.

Snug / Study

Feature fireplace (not in use), built in storage

Stairs rising

Bathroom

Bath with thermostatic shower over. WC, Wash hand basin.

Cloakroom

WC, Wash hand basin.

Stairs rising to

Landing

Master bedroom

Double, built in wardrobe

Ensuite bathroom

Bath with shower attachment from taps, WC, Wash hand basin. Door though to

Loft storage

Bedroom 2

Single

Bedroom 3

Double with built in storage, Wash hand basin.

Outside

The cottage sits in its own plot of about ½ acre, mainly laid to lawn but with established flower borders. A driveway leads from the lane to a parking area with shed and oil tank, then a small path leads down to a gravel area that wraps itself around the house giving access to the front and rear doors. There is a small paved patio area to the front, perfect for summer BBQ's or an afternoon gin and tonic.

Services

Oil fired central heating. Mains water and electric, Council tax band F £2237 (per annum). South Hams District Council.

Directions

From Plymouth proceed along the A379 signed for Kingsbridge. Pass through the villages of Brixton and Yealmpton and turn right at Flete Western Lodge signposted for Holbeton. Take the first turning left and follow this road down for about a mile until you come into the hamlet of Ford. The property will be found on the right hand side next to the stream with the lane leading to the parking just beyond. From Kingsbridge proceed along the A379 signed for Plymouth. Pass through the villages of Brixton and Yealmpton and at Flete Western Lodge, turn left signposted for Holbeton. Take the first turning left and follow this road down for about a mile until you come into the hamlet of Ford. The property will be found on the right hand side next to the stream with the lane leading to the parking just beyond

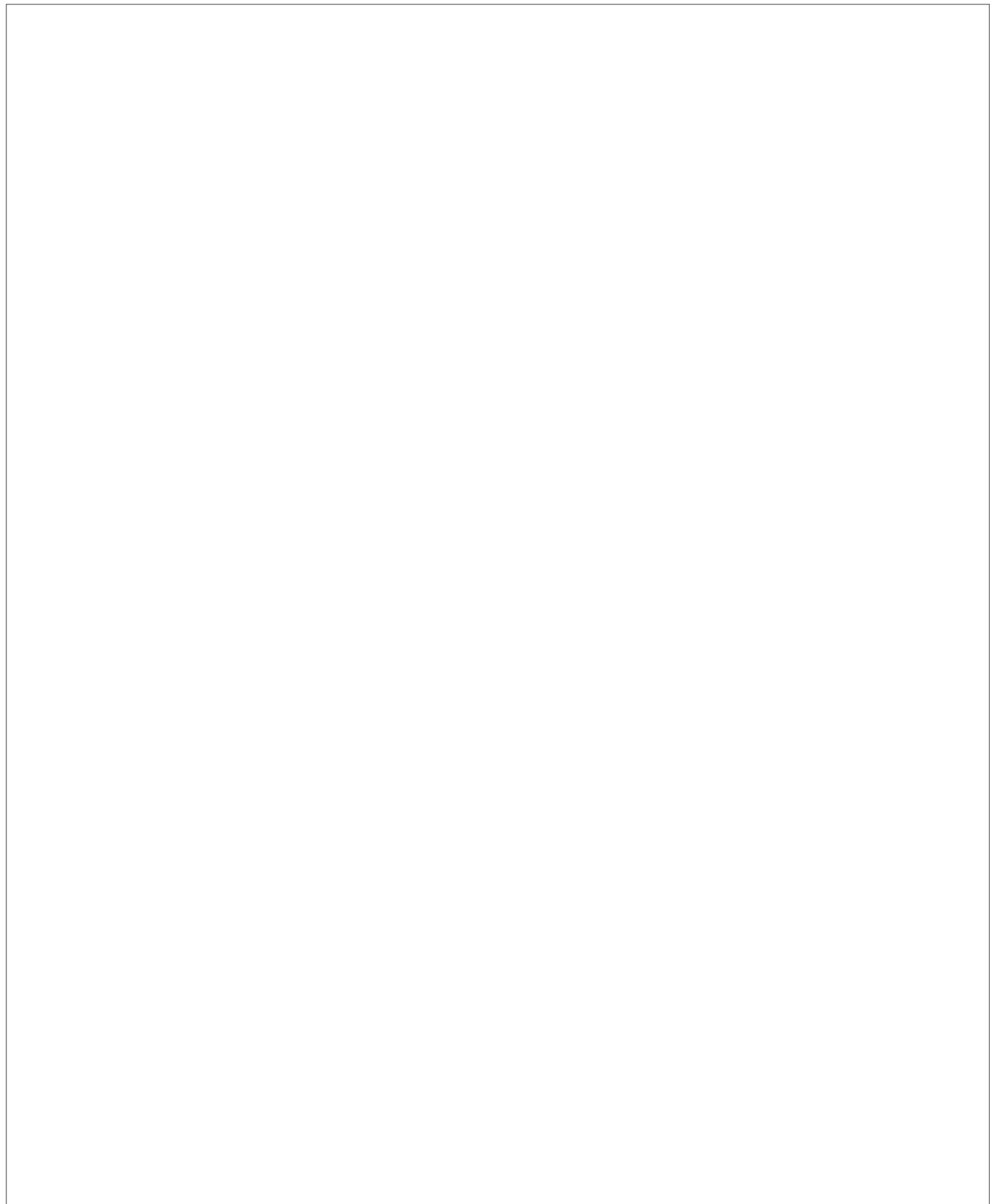
Letting

The property is available for a long let on a renewable Assured Shorthold Tenancy. RENT £1400.00 per calendar month exclusive of all utilities DEPOSIT £1500.00 (higher if pets) refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No smokers or sharers.

Tenants fees

When applying to rent property through Stags there will be a tenants administration fee of £200 plus VAT to cover all single and joint applications. For any additional tenants or guarantors there will be a further fee of £50 plus VAT. The Stags Tenant Administration Fee is an all inclusive fee to cover the costs in taking up of references (to include a credit check), tenants contribution towards the drawing up of tenancy agreement, notification of service utilities, and if compiled schedule of condition/inventory and associated check in. there are no additional administration charges, check in fees or charges payable by tenants as a consequence of applying or taking up a tenancy through Stags. Further details and information are attached to the Stags Tenancy Application Form and for further clarification before viewing please contact 01548 855515.





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