



8 Manor Cottages

Down Thomas, Plymouth, PL9 0AL

£1,200 Per Calendar Month



Spend time in viewing this gorgeous character cottage located in the heart of Down Thomas in the South Hams. It is available unfurnished from July 2026 and enjoys accommodation comprising 2 bedrooms upstairs, ground floor bathroom and an open-plan kitchen/living/dining area. At the rear of the property there is a courtyard and parking for 2 vehicles.



ACCOMMODATION

The best access to the property is gained from the rear with access through the courtyard to the uPVC double-glazed door opening into a rear utility area.

UTILITY AREA 6'7" x 3'4" (2.03 x 1.03)

Boiler. Work surface. Space and plumbing for washing machine. Door leading into the bathroom. Door leading into the kitchen/living/dining room.

Please note that the washing machine in situ may well be gifted to a potential tenant.

BATHROOM 6'5" x 6'4" (1.96 x 1.93)

Modern suite comprising a bath, pedestal wash basin and a low level toilet. Obscured double-glazed window to the rear.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM 19'10" x 14'1" (6.05 x 4.31)

A triple aspect room with double-glazed windows to the rear, side and front elevations. Glazed door leading out to the front. Stairs rising to the first floor accommodation. Within the kitchen area there is a range of matching eye-level and base units with work surfaces. Inset one-&a-half bowl single drainer sink unit. Built-in 4 ring gas hob. Electric oven. Built-in slimline dishwasher. Built-in small under-counter fridge-freezer.

FIRST FLOOR LANDING

Built-in storage cupboard. Doors providing access to the first floor accommodation.

BEDROOM ONE 12'5" x 8'0" taken at a height of 4'11" (3.81 x 2.44 taken at a height of 1.5)

Velux-style window to front elevation, which does not open. Sliding doors leading out to a first floor balcony area. Built-in wardrobe. Sloping ceilings to the front and rear elevations

BEDROOM TWO 10'4" x 6'11" taken at a height of 4'11" (3.16 x 2.11 taken at a height of 1.5)

Sloping ceiling to the rear elevation. Velux-style window to the rear, built-in the roof space. Built-in wardrobes.

OUTSIDE

To the rear, accessed from Eddystone Close, is a gravel lane which leads down to the property, where the 2 parking spaces are located. A gate leads through to a courtyard area and a further gate leads to an enclosed private sitting area.

COUNCIL TAX

South Hams District Council
Council tax band B

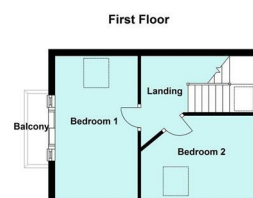
Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

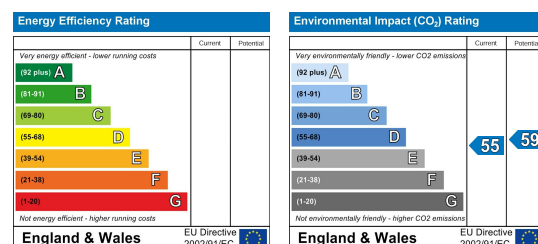
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.