



Jade Cottage 5 Alston Farm Cottages, Alston Lane, Churston Ferrers Brixham, TQ5
0HJ
£1,400 Per Calendar Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

Alston Farm Cottages is a development of Grade II listed homes. Located on the outskirts of Churston Ferrers. The surrounding area is well-served by local amenities, including shops, schools, and recreational facilities. Churston Golf Club, Churston Steam Railway, and the main 12 bus route are only half a mile away, providing both leisure opportunities and easy transport links.

Entering through a traditional stable door into a spacious, bespoke hand-built kitchen/dining room. The kitchen is crafted with white quartz worktops, real wood-lined wall and base units, an inset Belfast sink and a multi-ring range. The living room has a vaulted ceiling, exposed wooden beams, large windows, a skylight and a central wood-burning stove

On the first floor, there are two bedrooms. One of the bedrooms benefits from an en-suite shower room, while the other a dressing area. Both rooms enjoy views of either the garden or the fields beyond. The bathrooms are finished to a high standard, with the main shower room featuring a recently updated, large walk-in shower.

Externally, there are communal grounds with cobbled courtyard. Jade Cottage features a private rear sunny level garden which is accessible via French doors from the living room. A handy storage unit is located in the garden for additional storage the property includes a useful storage area to the side of the cottage. There is an allocated parking space.

In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.

Council Tax Band: C

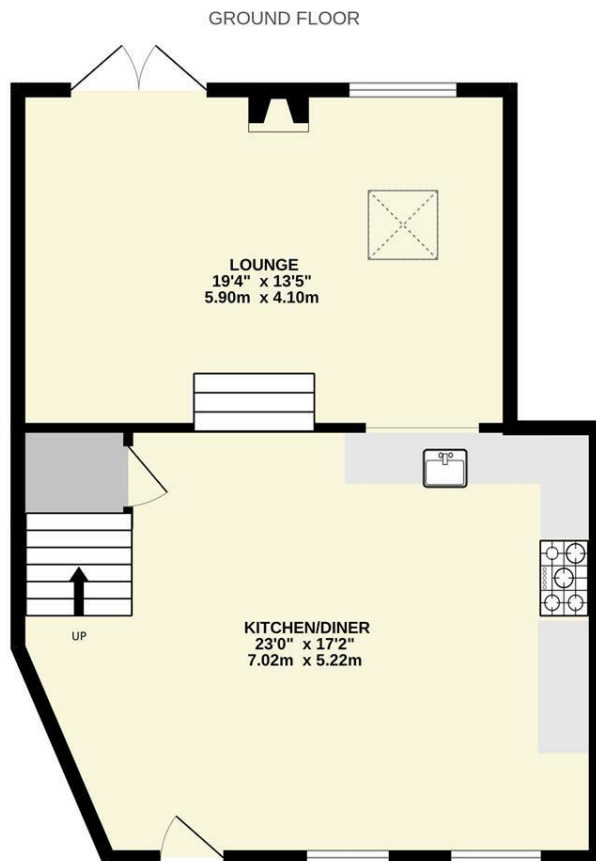


- Listed Cottage In A Rural Location
- 2 Double Bedrooms, 1 En Suite
- Allocated Parking Space & Store
- Holding Deposit £1,615.00

- Stone Walls, Beams & Timber Floors
- Private Sunny Level Rear Garden
- Deposit £323.00
- Council Tax Band C



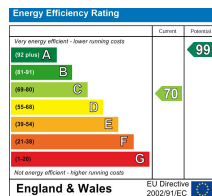




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Current EPC Rating: C



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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