



Wild Flower Retreat Higher Warborough Road, Galmpton, TQ5 0PF
House - Detached
£2,500 Per Calendar Month

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

Wild Flower Retreat is a beautifully presented detached home located in the heart of Galmpton with accommodation comprising living room boasting a vaulted ceiling and French doors which open onto the south-facing garden terrace, making it ideal for entertaining or relaxed family living. The kitchen/breakfast room is both stylish and functional, with a range of quality fitted wall and base units, integrated appliances. There is a double bedroom on the ground floor which also features its own en-suite shower room, making it a flexible space suitable for older family members, or use as a home office. Upstairs, there are two further double bedrooms and a family bathroom plus the principal bedroom with en-suite shower room. Driveway providing off-road parking and access to the large single garage. The rear garden is south-facing, level and designed for low-maintenance enjoyment.

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.



- Sought-after Village of Galmpton
- Impressive Vaulted-Ceiling Living Room
- Gas C.H. & Double Glazing
- Deposit £2,880.00
- Four Bedrooms, Three Stylish Bathrooms
- South-Facing Garden and Integral Garage
- Holding Deposit £576.00
- Council Tax Band F



Council Tax Band: F



boycebrixham

email lettings@ljboyce.co.uk call 01803 856112



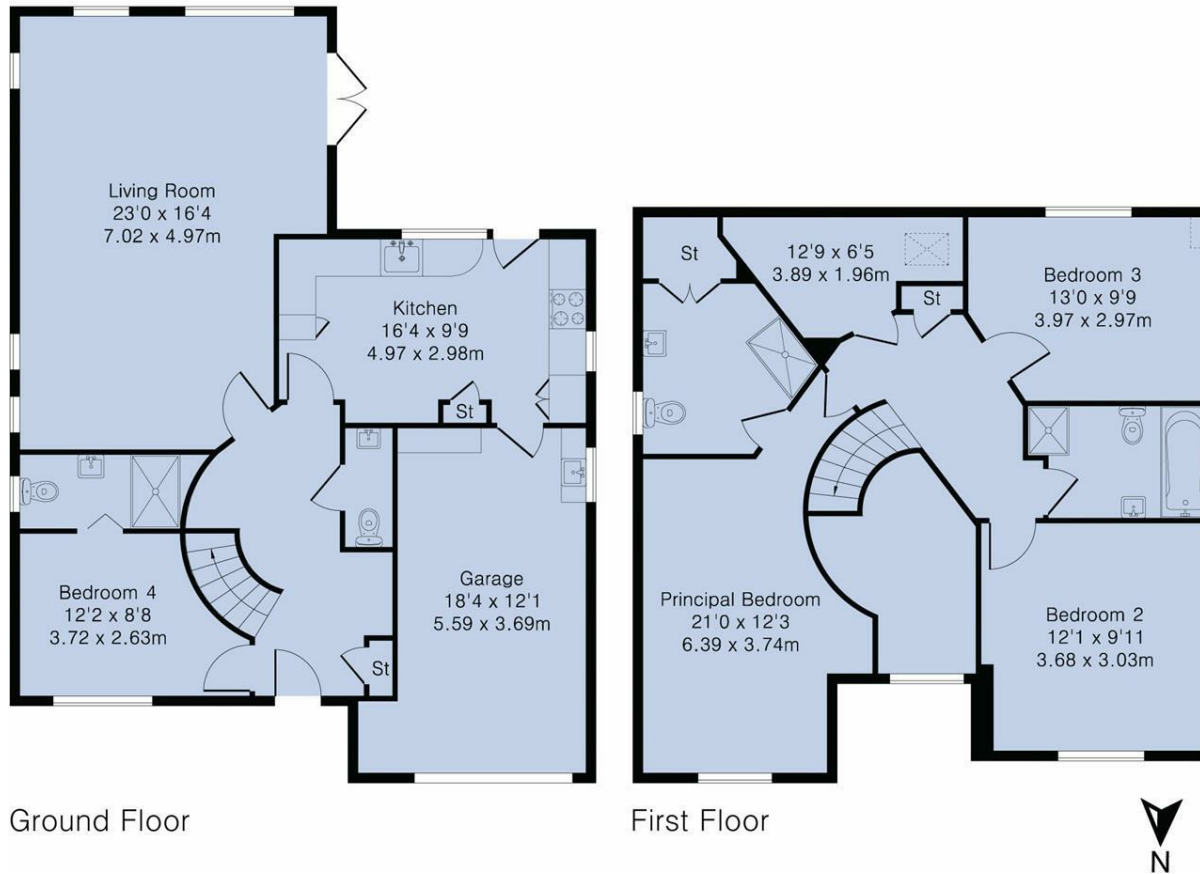
boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

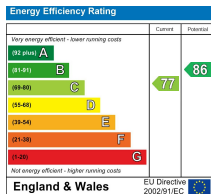
Approximate Gross Internal Area 1803 sq ft - 167 sq m

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 831 sq ft – 77 sq m



Current EPC Rating: C



Find us on



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.

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112