WAINWRIGHT
ESTATE AGENTS



Tideford Bridge Farmhouse Bridge Road

Tideford, Saltash, PL12 5HH

£1,200 Per Month

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Located in the the charming Cornish village of Tideford is this delightful cottage in a picturesque setting. The accommodation which has recently undergone refreshment briefly comprises lounge, kitchen, utility room, two bedrooms, shower room, garden. In summary, this charming detached cottage is a rare find, combining comfort, character, and a prime location. It is an excellent opportunity for anyone looking to make a house a home in this lovely part of Cornwall. EPC = E (40). Council Tax Band C. £1200.00 rent per month. Holding deposit £276.00. Full deposit £1384.



LOCATION
The property is situated in the charming riverside village of Tideford on the western boundary of the Tamar Valley which is an area of Outstanding Natural Beauty. Tideford lies in the rolling Cornish countryside approx five miles west of Saltash and the Tamar Bridge. The A38, which passes through the village, provides excellent transport links to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

ENTRANCE

HALLWAY

LOUNGE

KITCHEN

UTILITY ROOM

STAIRS

LANDING

BEDROOM 1

BEDROOM 2

SHOWER ROOM

OUTSIDE

TENANCY INFORMATION
Exclusive of the following: Council tax, electricity and water.

Holding Deposits:
A holding deposit equal to 1 weeks rent is payable upon the start of the application.
Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of the payee.

Fees payable in accordance with the Tenant Fees Act 2019:
Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.
These include:
Default of Contract - Late Payment Charge £30.00 Inc. Vat
Default of Contract - Loss of Keys £30.00 Inc. Vat
Contract Variation - Administration Charge £60.00 Inc. Vat
Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement)Deposit
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

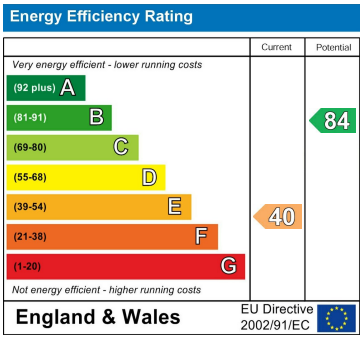
Redress Scheme and Client Money Protection
Property Redress Scheme - Membership No. PRS002551
UKALA Client Money Protection - Membership No. 188420

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set 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 or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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