ESTATE AGENTS AUCTIONEERS LETTING AGENTS DISTINCTIVE HOMES



A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOUSE SET IN THE SOUGHT AFTER VILLAGE OF BROADHEMPSTON. BENEFITTING FROM GARAGE, PARKING, LARGE GARDEN AND PATIO, RAYBURN & WOODBURNER. AVAILABLE NOW. EPC RATING D. FEES APPLY.



ODS

No Place House No Place Hill Broadhempston Devon TQ9 6DD £1,250 PCM

Ref: DSN4844

\* ENTRANCE HALLWAY \* LOUNGE \* KITCHEN/DINING ROOM \* DOWNSTAIRS CLOAKROOM \* FOUR BEDROOMS \* FAMILY BATHROOM \* GARDENS & GARAGE \* AVAILABLE NOW \* \* EPC RATING D \* FEES APPLY \*



**Offices at:** Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes



01626 336633 homes@woodshomes.co.uk 6 Queen Street, Newton Abbot, TQ12 2EF,



A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOUSE SET IN THE SOUGHT AFTER VILLAGE OF BROADHEMPSTON. BENEFITTING FROM GARAGE, PARKING, LARGE GARDEN AND PATIO, RAYBURN & WOODBURNER. AVAILABLE NOW. EPC RATING D. FEES APPLY.

### **ENTRANCE HALLWAY**

Pathway leads to the front porch surrounded by plants and shrubs. Half glazed wooden door leads into the entrance hallway. Wooden flooring. Stairs rise to first floor with cupboard under. Built-in bench with storage under. Arch window looks into the kitchen/dining room. Fully glazed door leads into the lounge. Door to cloakroom.

#### **DOWNSTAIRS CLOAKROOM**

Tiled flooring. Wall mounted hand wash basin with mirror over. W/C with lever flush. Wooden towel rail. Window. Radiator.

### **LOUNGE** *19' 10'' x 11' 2'' (6.04m x 3.40m)*

Carpeted. Black cast iron 'Morso' woodburner with patterned tiling behind and terracotta floor tiles. Built-in cupboard. Built-in bookcases. Wooden casement doors to the garden with wooden curtain pole and curtains. Radiator.

### **KITCHEN/DINING ROOM** *12' 8'' x 8' 8'' (3.86m x 2.64m)*

KITCHEN AREA: A range of hand painted wooden units with grey granite effect work surfaces and white metro tiles. Tile effect vinyl flooring. Grey one and a half bowl sink and drainer with chrome mixer tap. Brushed stainless steel electric Bosch oven with a Whirlpool electric hob. Hotpoint fridge/freezer (please note the landlord holds no responsibility for fridge/freezer). Space and plumbing for washing machine. Navy blue oil fired rayburn with Pulleymaid airer over. Glazing with wooden venetian blind. Fully glazed door to the garden. Two wooden display shelving units.

**DINING AREA: (11"4' x 11" 1')** Oak flooring. Oak shelving. Two windows.

#### **STAIRS & LANDING**

Carpeted. Full length arched window. Airing cupboard housing the water tank and shelving. Radiator. Doors lead to all bedrooms and family bathroom.

### **BEDROOM ONE** *16' 9'' x 11' 2'' (5.10m x 3.40m)*

Carpeted. Built-in pine wardrobe. Radiator. Glazing with wooden venetian blind. Pine wardrobe with shelving and two cupboards above.

### **BEDROOM TWO** *11' 1'' x 7' 5'' (3.38m x 2.26m)*

Carpeted. Glazing with curtain pole, curtains with eyelet top curtains and with a rear aspect. Radiator. Wall mounted pine cupboard and shelf. Small wooden two drawer cupboard.

## **BEDROOM THREE** *11' 2'' x 11' 5'' (3.40m x 3.48m)*

Carpeted. Glazing with wooden curtain pole and eyelet top curtains. Radiator. Wall mounted pine corner cupboard. Pine floor corner cupboard below and shelf.

# **BEDROOM FOUR** 8' 3'' x 6' 5'' (2.51m x 1.95m)

Carpeted. Glazing with wooden curtain pole, eyelet curtains and a front aspect. Radiator. Pine shelf unit.



### **FAMILY BATHROOM** *11' 9" x 7' 5" (3.58m x 2.26m)*

White panelled bath with chrome taps. A fully tiled shower enclosure with electric shower and glass door. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Mirror and shelf over. Low level W/C with chrome push flush. Vinyl flooring. Two windows with garden views. Chrome ladder-style towel rail. Radiator.

#### **REAR GARDEN AND PATIO**

Large patio area with attractive curved steps leading to an enclosed level lawn. Surrounded by plants, shrubs and trees.

GARAGE & PARKING

Large garage with power and light. Driveway parking in front of garage.

# **INCOME REQUIREMENTS**

For Tenants without a Guarantor, the Referencing Company will require proof that their total annual income is equal to, or more than, THIRTY TIMES the monthly rent of the property. If a Guarantor is required, his or her income will have to be at least THIRTY-SIX TIMES the monthly rent, or share of rent, payable by the Tenant(s).

RESERVATIONS

Upon receipt of a non-refundable

**ADMINISTRATION FEE of:** 

£250 inc VAT One applicant

£340 inc VAT Two applicants

£430 inc VAT Three applicants

£520 inc VAT Four applicants

£90 inc VAT Guarantor

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". If the Tenants are approved by the Referencing Company, but the property is withdrawn by the Landlord, the Administration Fee(s) will be refunded in full. The property will only be remarketed if the application is declined by the Referencing Company.

### INVENTORY

The Inventory cost is being provided by the Landlord at their expense.



## **COUNCIL TAX**

Contact: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX Tel: 01626 361101

For Banding Information, and details of the amount payable in the current tax year.

## TENANCY

Please note this property is MANAGED by Woods Letting and Property Management

**Viewing** Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

**Data Protection** Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

Lighting £40 Heating £1.	2017 2017 tiles to see which pro- and money by instal welling for 3 yeas of this home rent costs 35 over 3 years 38 over 3 years	ling improvement meas	nt: RdSAP, exit 117 m <sup>2</sup> efficient ures £ 2 £ 7		
Compare current railings of proper- Field out-low you can save energy. Estimated energy costs of d Over 3 years you could save Estimated energy costs Curr Lighting E 44 Heating E 1. Hot Water E 55 Total E 2. These figures show how much the is writer and is not based on energy unch the	y and money by instal welling for 3 yea of this home rent costs 15 over 3 years 758 over 3 years 88 over 3 years	Potential costs £ 210 over 3 years	£2 £7	62	
Over 3 years you could save   Estimated energy costs   Cur   Lighting E 44   Heating E 15   Hot Water E 55   These figures show how much the twister and in not based on energy under and show how much the twister and in not based on energy under and show how much the twister and in not based on energy under an energy the show how much the twister and in not based on energy under an energy the show how much the twister and in not based on energy under an energy the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and in not based on energy under the show how much the twister and the show how much the show how much the twister and the show how much the	of this home rent costs 25 over 3 years 758 over 3 years 38 over 3 years	Potential costs £ 210 over 3 years	٤7	62	
Estimated energy costs Cur Lighting E44 Heating E1, Hot Water E34 Totals E2, These figures show how much the a water and is not based on energy u	of this home rent costs 25 over 3 years 758 over 3 years 38 over 3 years	£ 210 over 3 years			
Lighting E 40 Lighting E 40 Heating E 1. Hot Water E 56 Totals E 2. These figures show how much the a water and is not based on energy u	rrent costs 15 over 3 years 758 over 3 years 18 over 3 years	£ 210 over 3 years	Poter		
Lighting £ 40   Heating £ 11   Hot Water £ 58   Totals £ 2,   These figures show how much the average water and is not based on energy ur	15 over 3 years 758 over 3 years 38 over 3 years	£ 210 over 3 years	Poter		
Heating £ 1.   Hot Water £ 58   Totals £ 2.   These figures show how much the a water and is not based on energy used on energy us	758 over 3 years 88 over 3 years	Constant States and States		ntial future savings	
Hot Water £ 55 Totals £ 2, These figures show how much the a water and is not based on energy u	38 over 3 years	£ 1,530 over 3 yea		You could save £ 762	
Totals £ 2, These figures show how much the a water and is not based on energy u			rs		
These figures show how much the a water and is not based on energy u		£ 249 over 3 years	1		
water and is not based on energy ur	751	£ 1,989		over 3 years	
(#141) B (#440) C (\$464) D (\$464) E (\$464) E (\$464) E (\$464) C (\$464) C (\$466) C (\$4		the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band 0 (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by Individual			
Top actions you can take	to save more	occupants.	home mere	officient	
		Indicative cost	Typical savings over 3 years		
1 Increase loft insulation to 270 mm		£100 - £350	£ 81	0	
2 Floor insulation (suspended floor)		£800 - £1,200	£ 180	0	
3 Add additional 80 mm jacket to hot water cylinder		£15-£30	£ 39	0	
2 Floor insulation (suspended floor)		£100 - £350 £800 - £1,200	over 3 years £ 81 £ 180		



**FLOORPLAN:** 

