

**A NICELY PRESENTED ONE BEDROOM GROUND FLOOR FLAT IN KINGSTEIGNTON.
BENEFITTING FROM A GOOD SIZED REAR ENCLOSED GARDEN & ALLOCATED PARKING.
AVAILABLE NOW. EPC RATING C. FEES APPLY.**



24

Gate Tree Close

Kingsteignton

Devon

TQ12 3RB

£550 PCM

Ref: DSN4901

* FRONT PORCH * LOUNGE/DINER * KITCHEN * DOUBLE BEDROOM * BATHROOM *
* GAS CENTRAL HEATING & DOUBLE GLAZING * REAR ENCLOSED GARDEN * PARKING *
* AVAILABLE NOW * EPC RATING C * FEES APPLY *



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

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FRONT OF PROPERTY

The front of the property is approached by foot. Tidy front garden leads to the front porch. Shared store cupboard housing the wheelie bins.

FRONT PORCH

White UPVC double glazed door leads into the front porch. Obscure glazed window to the side. Wall mounted electric heater. Cupboard housing the fuse box and another cupboard housing the gas meter. Tiled flooring. Timber and glazed door leads to the lounge/diner.

LOUNGE/DINER :

LOUNGE AREA *11' 10" x 11' 7" (3.60m x 3.53m)*

Carpeted. UPVC double glazed window with front aspect. Metallic pole and new curtains.

DINING AREA *5' 9" x 5' 5" (1.75m x 1.65m)*

Wood effect laminate flooring. Radiator. Arch into the kitchen.

KITCHEN *12' 9" x 5' 9" (3.88m x 1.75m)*

A range of light wood wall and base units with granite effect laminate work surfaces. Tiled splashbacks. Stainless steel sink and drainer with chrome mixer tap. Integrated white electric oven and a white gas hob. White extractor hood over. Space and plumbing for washing machine. Space for 500 under the counter fridge. UPVC window and half glazed door leading out to the rear garden. Radiator. Wood effect laminate flooring.

HALLWAY

New carpet. Door to the airing cupboard with pine slatted shelves. Doors lead to the bathroom and double bedroom.

BATHROOM

White suite comprising of a panelled bath with a wall mounted shower and fully tiled walls. Hand wash basin with chrome taps. Low level W/C with chrome lever flush. Chrome ladder style radiator. Extractor fan.

DOUBLE BEDROOM *11' 11" x 9' 5" (3.63m x 2.87m)*

New carpet. UPVC double glazed window with metallic curtain pole and new curtains. Radiator. Cupboard housing the gas central heating boiler.

REAR ENCLOSED GARDEN

Fully enclosed rear garden with fencing. Good sized paved patio area with wooden pergola over. Level lawned area with raised planted flower beds and some small graveled areas, ideal for plant pots. Outside light. Shed.

PARKING

The property benefits from two allocated parking spaces, just a short walk away.

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.

