

**A TWO BEDROOM SEMI-DETACHED HOUSE IN A POPULAR AREA OF NEWTON ABBOT.  
BENEFITTING FROM LOUNGE/DINER, KITCHEN, ENCLOSED LEVEL GARDEN AND  
PARKING. AVAILABLE MID JANUARY. EPC RATING B. FEES APPLY.**



**8**

**Meadow Rise**

**Newton Abbot**

**Devon**

**TQ12 1GD**

**£725 PCM**

**Ref: DSN4834**

**\* PARKING \* ENCLOSED LEVEL GARDEN \* ENTRANCE HALL \* CLOAKROOM \* LOUNGE/DINER \* KITCHEN  
\* TWO BEDROOMS \* BATHROOM \* AVAILABLE MID JANUARY \* EPC RATING B \* FEES APPLY \***



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

**A TWO BEDROOM SEMI-DETACHED HOUSE IN A POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM LOUNGE/DINER, KITCHEN, ENCLOSED LEVEL GARDEN AND PARKING. AVAILABLE MID JANUARY. EPC RATING B. FEES APPLY.**

#### **FRONT OF PROPERTY**

Small path with some steps lead up the the front entrance, surrounded by shrub borders and lawned areas. Half glazed front door leads into the entrance hallway. Pathway leads down the side of the property with access to the rear garden.

#### **ENTRANCE HALLWAY**

Carpeted. Stairs rise to first floor. Radiator. Doors lead to downstairs cloakroom, kitchen and lounge.

#### **DOWNSTAIRS CLOAKROOM**

Pedestal hand wash basin with chrome taps and black/grey tiled splash backs. Glass and chrome shelf and mirror above. Low level W/C with chrome push flush. Chrome towel ring and toilet roll holder. UPVC window with opaque glass. Radiator. Grey tile effect flooring.

#### **KITCHEN** 9' 4" x 5' 4" (2.84m x 1.62m)

A range of beech effect wall and base units with brushed stainless steel swirl handles. Wood effect butchers-block work surfaces with white tiled splashbacks. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel Electrolux electric oven with brushed stainless steel Electrolux gas hob. Brushed stainless steel extractor hood over. Beko washing machine. Space for tall fridge/freezer. UPVC window. Wood effect vinyl flooring. Wall mounted Ideal Logic combi boiler housed in a cupboard.

#### **LOUNGE/DINER** 14' 10" x 12' 1" (4.52m x 3.68m)

Carpeted. Brushed stainless steel Adam Helios pebble effect electric fire with wooden fire surround. UPVC patio doors with curtain pole, curtains and with access out to the rear garden. Radiator. Under stairs storage cupboard.

#### **STAIRS & LANDING**

Carpeted. Doors lead to bedrooms one, two and the bathroom.

#### **BEDROOM ONE** 12' 1" x 9' 4" (3.68m x 2.84m)

Carpeted. UPVC window with curtain pole and curtains. Radiator.

#### **BEDROOM TWO** 12' 1" x 8' 0" (3.68m x 2.44m)

Carpeted. UPVC window with curtain pole and curtains. Radiator.

#### **BATHROOM** 6' 8" x 5' 7" (2.03m x 1.70m)

White suite comprising of a panelled bath with chrome taps and a Mira electric shower over. Shower curtain and pole. Pedestal hand wash basin with chrome taps. Black tiled splashbacks. Low level W/C with chrome push flush. Chrome ladder style radiator. Tile effect vinyl flooring. UPVC widow with opaque glass.

#### **REAR ENCLOSED GARDEN**

Access from the lounge patio doors onto a patio area. Enclosed level garden with lawn and flower borders. Access also from the path at the side of the property.

## 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

: 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 NOT 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.

