

A TIDY ONE BEDROOM GROUND FLOOR FLAT SET IN THE HEART OF NEWTON ABBOT. BENEFITTING FROM UNDER FLOOR HEATING, DECKED BALCONY AND ALLOCATED OUTSIDE DRYING AREA. AVAILABLE NOW. EPC RATING B. FEES APPLY.



2

Lemon Court

Newton Abbot

Devon

TQ12 2FE

£595 PCM

Ref: DSN4963

* ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN AREA * BEDROOM * BATHROOM * UNDER FLOOR HEATING * DECKED BALCONY * PRIVATE OUTSIDE DRYING AREA * AVAILABLE NOW * EPC RATING B * FEES APPLY *



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

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COMMUNAL ENTRANCE HALL

Communal entrance hall. Door leads to the flat entrance.

FLAT ENTRANCE HALLWAY

Carpeted. Door to a walk-in storage cupboard. Small cupboard housing the stop cock. Hooks behind the door. Door leads into the lounge/dining area and kitchen.

LOUNGE/DINER *16' 7" x 10' 10" (5.05m x 3.30m)*

Carpeted. Under floor heating. Casement doors lead out onto a large decked balcony with railings. Wooden curtain pole. Leads into the kitchen area. Door leads into the bedroom then on into the bathroom.

KITCHEN AREA *10' 10" x 6' 4" (3.30m x 1.93m)*

A range of matt-finished taupe wall and base units with beige/white granite effect work surfaces. Glass splashback. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Fully integrated Indeset washer/dryer. Integrated Indeset brushed stainless steel oven with brushed stainless steel extractor hood over. Brushed stainless steel gas hob. Integrated fridge/freezer. Cupboard housing the wall mounted Baxi gas central heating boiler. Tiled flooring. Window with wooden curtain pole.

BEDROOM *10' 11" x 8' 7" (3.32m x 2.61m)*

Carpeted. Window with wooden curtain pole. Under floor heating. Door leads into the bathroom.

BATHROOM *8' 7" x 5' 9" (2.61m x 1.75m)*

Panelled bath with thermostatic shower over. Sink set into a white Hi-gloss vanity unit with mirror and light. Low level W/C with chrome push flush. Electric heated towel rail. Tiled flooring. Extractor fan.

DECKED BALCONY

There is a large decked balcony with railings, from the lounge/diner, perfect for Al-fresco dining.

DRYING AREA

There is an outside private and secluded area laid to chippings and with a rotary washing line, with access via the front 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

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.

