

A LARGE TERRACED HOUSE IN THE POPULAR LOCATION OF KINGSTEIGNTON. BENEFITTING FROM TWO DOUBLE BEDROOMS, SOUTH FACING GARDEN WITH PATIO AREA AND AN ALLOCATED PARKING SPACE. AVAILABLE EARLY JUNE. EPC RATING D. FEES APPLY



10

Willhays Close

Kingsteignton

Devon

TQ12 3YT

£675 PCM

Ref: DSN5052

* ENTRANCE PORCH * TWO DOUBLE BEDROOMS * MODERN KITCHEN/BREAKFAST ROOM * LOUNGE * BATHROOM * SOUTH FACING GARDEN AND PATIO * ALLOCATED PARKING * AVAILABLE EARLY JUNE * EPC RATING D * FEES APPLY *



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

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FRONT

A pathway, for pedestrian access only, leads to the property. A further paved pathway leads to the front door surrounded by easily maintained flower beds and shrubs. Timber and glazed door leads into the entrance porch.

ENTRANCE HALL

Timber and glazed window to the side aspect. Built-in cupboard with louvre fronted doors housing the electricity meters and the fuse box. Further built-in storage cupboard with louvre fronted door housing the gas meter. Timber and obscure glazed door leading into the lounge.

LOUNGE 15' 6" x 11' 9" (4.72m x 3.58m)

Timber and glazed window to the front aspect. Radiator. Carpeted. Stairs rise to the first floor with under-stairs storage cupboard. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 11' 9" x 9' 1" (3.58m x 2.77m)

A range of cream wall and base units with dark wood block effect laminate roll-edged work surfaces. Tiled surrounds. One and a half bowl stainless steel sink and drainer with chrome mixer tap. Electric cooker with integrated extractor over. Plumbing & space for washing machine. Space for fridge freezer. UPVC double glazed window overlooking the back garden. UPVC double glazed back door to the rear garden. Ceramic tiled floor. Radiator.

STAIRS & LANDING

Carpeted. Access to loft space. Doors to bedrooms one, two and bathroom.

MASTER BEDROOM 11' 9" x 9' 1" (3.58m x 2.77m)

UPVC double glazed window with rear aspect. Steel effect curtain rail with curtains. Radiator. Carpeted.

BEDROOM TWO 11' 9" x 8' 10" (3.58m x 2.69m)

Door recess Timber framed window with front aspect. Light wooden curtain rail and curtain. Carpeted. Radiator.

BATHROOM

White suite comprising of a panelled bath with Mira electric shower unit over and grab rails. Pedestal wash hand basin. Modern W/C with push button flush. Part-tiled walls. Extractor fan. Shaver point. Door to built-in airing cupboard housing gas central heating boiler and slatted shelving. Further door to built-in storage cupboard. Radiator.

REAR GARDEN

Kitchen door leads to an enclosed patio area and lawn. Pathway to gravelled area at bottom of the garden. Gate entrance to rear of property.

ALLOCATED PARKING

The allocated parking for can be found in the residents car park which is accessed through the timber gate from the rear garden.

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 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.

