

A MODERN SPACIOUS THREE BEDROOM HOUSE SITUATED IN A SOUGHT AFTER LOCATION OF IPPLEPEN. BENEFITTING FROM STUNNING MASTER BEDROOM AND ALLOCATED PARKING SPACE. AVAILABLE MID APRIL. EPC RATING B. FEES APPLY.



**7
St Marys Place
Ipplepen
Devon
TQ12 5FF**

£850 PCM

Ref: DSN4948

*** ENTRANCE HALL * CLOAKROOM * KITCHEN/BREAKFAST ROOM * LOUNGE * THREE BEDROOMS - STUNNING MASTER BEDROOM * EN-SUITE * BATHROOM * FRONT & REAR GARDENS * AVAILABLE MID APRIL * EPC RATING B * FEES APPLY ***



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

FRONT OF PROPERTY

Wooden gate leads into the front garden enclosed with fencing. Paved path through lawn area leads to front door. Wooden panelled bin storage. White UPVC front door leads into the entrance hallway.

ENTRANCE HALL *13' 04" x 6' 05" (4.06m x 1.96m)*

Carpeted. Radiator. Doors lead to downstairs cloakroom, lounge and the kitchen/breakfast room. Stairs rise to first floor landing.

LARGE CLOAKROOM

White suite comprising of low level WC with chrome push button flush. Pedestal wash hand basin with chrome tap. Beige tiled flooring. Radiator. Coat rack.

KITCHEN/BREAKFAST ROOM *11' 04" x 8' 09" (3.45m x 2.44m)*

A modern range of white wall, base and display units with brushed stainless steel handles. Butchers block effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Brushed stainless steel Lamona gas hob with a Lamona electric fan oven below. Brushed stainless steel and glass extractor hood over. UPVC double glazed window with front aspect. Blinds. Neutral vinyl flooring. Spotlighted.

LOUNGE *15' 06" x 12' 04" (4.72m x 3.76m)*

Carpeted. Radiator. Understairs cupboard. UPVC double glazed window and patio doors leading to rear garden.

STAIRS AND FIRST FLOOR LANDING

Carpeted. White gloss bannister. Doors to bedrooms two, three and the bathroom. Door to staircase leading to bedroom one.

BATHROOM *6' 09" x 6' 08" (1.83m x 1.83m)*

White suite comprising of curved panelled bath with shower screen and chrome mixer tap. Mira electric shower over and glass shower screen. Low level WC with chrome push button flush. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls in beige with mosaic border. Spotlights. Chrome heated towel rail. UPVC double glazed window. Beige tiled flooring. Ceiling fan.

BEDROOM THREE *9' 04" x 8' 05" x 2.57m)*

Carpeted. Radiator. UPVC double glazed window with rear aspect.

BEDROOM TWO *14' 04" x 9' 04" (4.37m x 2.84m)*

Carpeted. Radiator. UPVC double glazed window with front aspect. Door leading to en-suite.

EN-SUITE

White suite comprising of quadrant shower cubicle with chrome thermostatic shower. Fully tiled walls in marbled beige. Beige marbled tiled flooring. Low level W/C with push button flush. Wash hand basin with chrome mixer tap. Mirrored bathroom cabinet. Spotlighted. UPVC double glazed window with front aspect.

SECOND FLOOR LANDING

Stairs rise to bedroom one. Carpeted.

BEDROOM ONE 22' 08" x 15' 05" (6.71m x 4.7m)

Carpeted. Radiator. Two UPVC double glazed windows with front and rear aspect.

REAR OF PROPERTY

The rear enclosed garden is partly laid to gravel with a slabbed patio area. Wooden panelled bin storage. Allocated parking.

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.

