

IN ATTRACTIVE FOUR BEDROOM LINK DETACHED HOUSE IN THE PLEASANT VILLAGE OF TUCKENHAY. BENEFITTING FROM A GARAGE, OFF ROAD PARKING AND REAR GARDEN WITH A STREAM. AVAILABLE EARLY SEPTEMBER. EPC RATING E.



4

Bow Creek

Tuckenhay

Devon

TQ9 7HP

£925 PCM

Ref: DSN5078

*** GARAGE & DRIVEWAY PARKING * GARDENS * LOUNGE * DINING ROOM * KITCHEN & UTILITY ROOM * CLOAKROOM * FOUR BEDROOMS * FAMILY BATHROOM * OIL FIRED CENTRAL HEATING * AVAILABLE EARLY SEPTEMBER * EPC RATING E ***



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FRONT OF PROPERTY

Driveway leads up to the front of the property, with shrubs on one side. Graveled pathway leads to the garage and continues around the side of the property to the entrance porch.

ENTRANCE PORCH

Wooden front door leads to the entrance porch. Half glazed door leads to the rear garden, on the opposite side. Tiled flooring. Small glazed panelled door leads into entrance hallway.

ENTRANCE HALL

Red floor tiles lead onto carpet. Radiator. Stairs rise to first floor. Two wooden shelves. Doors lead to cloakroom, lounge, dining room and kitchen. Small glass panelled door leads out to the rear garden.

CLOAKROOM

Suite comprising low level W.C. Pedestal wash hand basin. Obscure glazed window. Radiator. Part tiling to walls. Tiled flooring.

LOUNGE 18' 11" x 11' 8" (5.77m x 3.56m)

Double aspect room with two windows. Feature wall mounted electric fire with contemporary living flame. Two radiators. Carpeted.

DINING ROOM 12' 10" (into bay) x 8' 8" (3.91m x 2.64m)

Bay window with a front aspect. Serving hatch archway to kitchen. Radiator. Carpeted.

KITCHEN 9' 9" x 9' 8" (2.97m x 2.95m)

A range of oak fronted wall and base units with cream vinyl work surfaces. White one and a half bowl sink and drainer with chrome mixer tap. Integrated dishwasher. Built-in electric oven. Built in four ring ceramic hob with integrated extractor hood above. Integrated fridge/freezer. Radiator. Tiled flooring. Tiled splash backs. Window.

STAIRS AND LANDING

Carpeted stairs rise to the first floor. Window. Radiator. Doors lead to all bedrooms and the bathroom.

BEDROOM ONE 11' 7" x 10' 1" (3.53m x 3.07m)

Window with rear aspect and views over the garden towards the river. Radiator. Carpeted.

BEDROOM TWO 11' 9" x 8' 5" (3.58m x 2.57m)

Window with views. Built in wardrobe with hanging rail and shelving. Radiator. Carpeted.

BEDROOM THREE 11' 4" x 9' 9" (3.45m x 2.97m)

Window with side aspect. Carpeted. Radiator.

BEDROOM FOUR 9' 9" x 7' 2" (2.97m x 2.18m) *measurements include built in wardrobes.*

Window. Dimmer switch. Built in wardrobe with hanging rail and shelving. Radiator. Wood laminate flooring.

BATHROOM

White suite comprising of a panelled bath with a chrome mixer tap and a Triton electric shower unit above. Curved glass shower screen. Pedestal hand wash basin with chrome mixer tap. Low level W.C. with chrome push flush. Wooden flooring. Ladder style radiator. Window. Part tiling to walls. Wall mounted mirror.

GARAGE 9' 10" x 8' 1" (3m x 2.46m)

Up and over door. Power and light connected. Overhead storage. Door leads to the utility room.

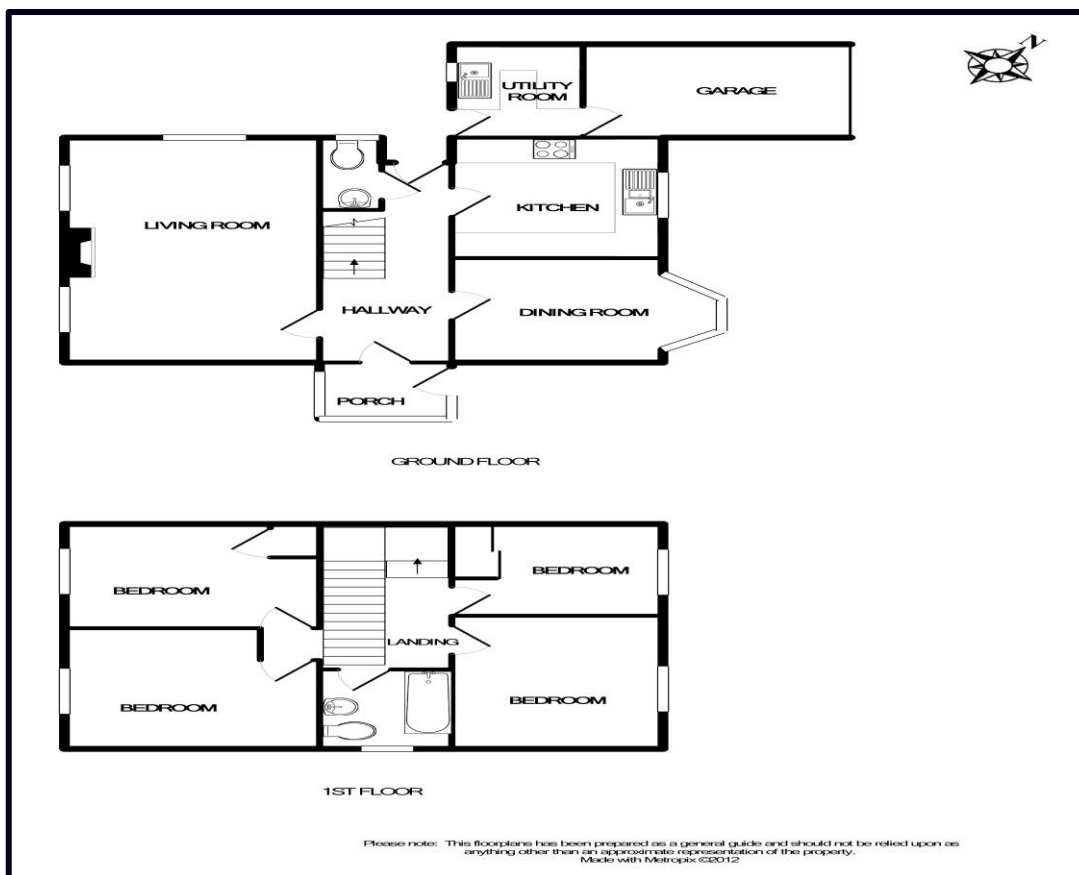
UTILITY ROOM 9' 9" x 6' 5" (2.97m x 1.96m)

Door leads to the garden. Space and plumbing for washing machine and tumble dryer. Central heating boiler. Work surfaces. Stainless steel sink and drainer with chrome mixer tap.

REAR GARDEN

The rear garden is landscaped to provide ease of maintenance. There is a gravelled patio area. Gravelled pathway leads through the garden to a second patio area over looking the river. The garden is laid to lawn with mature shrubs, trees, bushes and flowers. Timber garden shed. Outside lighting and water tap. N.B. Please note there is a stream at the bottom of the garden that cannot be fenced off.

FLOORPLAN:



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

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". 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: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

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

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 Experts in Property group (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.

Energy Performance Certificate



4, Bow Creek, Tuckenhay, TOTNES, TQ9 7HP

Dwelling type: Detached house
Date of assessment: 22 November 2012
Date of certificate: 22 November 2012

Reference number: 2428-9967-6209-7202-8934
Type of assessment: RdSAP, existing dwelling
Total floor area: 103 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,212

Over 3 years you could save £ 2,514

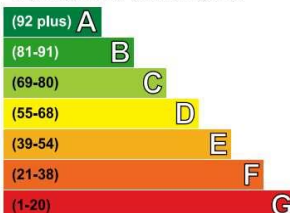
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 162 over 3 years	
Heating	£ 3,288 over 3 years	£ 1,218 over 3 years	
Hot Water	£ 657 over 3 years	£ 318 over 3 years	
Totals	£ 4,212	£ 1,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
41	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 96	✓
2 Cavity wall insulation	£500 - £1,500	£ 996	✓
3 Floor insulation	£800 - £1,200	£ 264	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.