

A STYLISH MODERN TWO BEDROOM APARTMENT IN THE SOUGHT AFTER LOCATION OF ORLEIGH CROSS. BENEFITTING FROM GARAGE, NEW CARPETS & FRESHLY DECORATED, OPEN PLAN LIVING AND WITHIN WALKING DISTANCE TO LOCAL AMMENITIES. AVAILABLE NOW. EPC RATING B. FEES APPLY.



112

Orleigh Cross

Newton Abbot

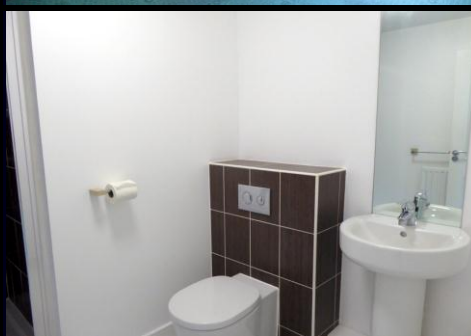
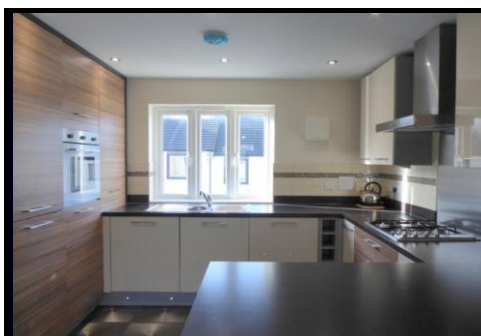
Devon

TQ12 2FY

£695 PCM

Ref: DSN4883

*** NEW CARPETS & FRESHLY DECORATED * COMMUNAL ENTRANCE HALL * OPEN PLAN MODERN KITCHEN & LIVING ROOM * TWO BEDROOMS- MASTER WITH EN-SUITE SHOWER ROOM * BATHROOM * GARAGE * GAS CENTRAL HEATING & DOUBLE GLAZING * 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

Door leads into the communal entrance hallway. Intercom entry system. Stairs rise to first floor flat.

ENTRANCE HALL

Composite door leads into the flat entrance. Airing cupboard with pine slatted shelves. Cupboard housing the gas central heating boiler. Radiator. Doors lead to bedrooms one, two, the bathroom and the open plan kitchen/living room.

MASTER DOUBLE BEDROOM 11' 7" x 10' 5" (3.53m x 3.17m)

New carpet to be provided. UPVC window with metallic curtain pole and new eyelet-top curtains. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM 7' 6" x 6' 8" (2.28m x 2.03m)

Fully tiled shower enclosure with a Hydramax thermostatic shower and bi-folding doors. Pedestal hand wash basin with chrome mixer tap and mirror over. Concealed fix W/C with wall mounted flush. Tiled flooring. Radiator. Towel rail, Towel ring, Toilet roll holder and a beaker holder. Extractor fan.

BEDROOM TWO 11' 4" x 7' 2" (3.45m x 2.18m)

New carpet to be provided. UPVC window with metallic curtain pole and new eyelet-top curtains. Radiator.

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)

White panelled bath with chrome mixer tap. Pedestal hand wash basin with chrome mixer tap and a mirror above. Concealed fixed W/C with wall mounted flush. Towel rail, towel ring and toilet roll holder. Tiled flooring. Radiator. UPVC window with obscure glass.

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA 6' 11" x 10' 8" (2.11m x 3.25m)

A range of Hi-gloss cream and wood effect wall and base units with dark wood effect work surfaces. Tiled splash backs. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Integrated brushed stainless steel Smeg split-level cooker with a brushed stainless steel Smeg gas hob. Brushed stainless steel extractor hood above. Fully integrated Smeg fridge. Fully integrated Smeg freezer. Fully integrated Smeg washer/dryer. Lighting to plinth. Metallic style floor tiles. UPVC window with new roller-blind.

LIVING ROOM AREA 15' 4" x 10' 8" (4.67m x 3.25m)

New carpet to be laid. UPVC casement doors lead out to a decked balcony. New eyelet top curtains on metallic pole. Two radiators.

GARAGE

There is a garage in a block to the rear 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 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.

