

*** HALF PRICE ADMIN FEES IF TAKEN BEFORE END OF DECEMBER * A TWO BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE OF NEWTON ABBOT TOWN CENTRE. BENEFITTING FROM ONE ALLOCATED PARKING SPACE. AVAILABLE NOW. EPC RATING E. FEES APPLY**



Flat 6, Carpenters Court

Church Road

Newton Abbot

Devon

TQ12 1BW

£600 PCM

Ref: DSN4671

**** HALF PRICE ADMIN FEES IF TAKEN BEFORE END OF DECEMBER ** APARTMENT HALLWAY * LOUNGE/DINING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM * ALLOCATED PARKING SPACE * AVAILABLE NOW * EPC RATING E * FEES APPLY ***



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

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PARKING AND ENTRANCE

The main entrance to the apartment is to the rear of the building along with allocated parking.

APARTMENT HALLWAY

Good size entrance hall with doors to principle rooms and a useful storage cupboard. Floorboards with inset coir matting.

LOUNGE/DINING ROOM *12' 7" x 16' 5" (3.83m x 5.00m)*

Good sized light and airy lounge and dining area. Inset storage cupboard housing the hot water tank and shelves. Light beech effect laminate flooring. UPVC window. Electric heater. Sofa, tumble dryer and nest of tables to stay if requested.

KITCHEN *7' 1" x 8' 8" (2.16m x 2.64m)*

A range of wood effect wall and base units with brushed stainless steel handles. Black marble effect work surfaces. Integrated oven and hob with brushed stainless steel extractor fan over. One bowl stainless steel sink and drainer. UPVC window with side aspect. Undersink Beko washing machine and free standing fridge/freezer included.

BEDROOM ONE *9' 5" x 7' 3" (2.87m x 2.21m)*

Good size double bedroom. Carpeted. UPVC window with side aspect. Electric heater. Large mirror and metal clothes rail and shelves included.

BEDROOM TWO *9' 5" x 7' 3" (2.87m x 2.21m)*

Carpeted. UPVC window with side aspect. Electric heater. Camp bed and wooden chest of drawers included.

BATHROOM

The bathroom comprises of a white bath with black tiled panelling and flooring. Electric shower over bath and glass shower screen. White hand basin and low-level W/C housed in wood effect storage units with built-in mirror. White tiles cover the walls.

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

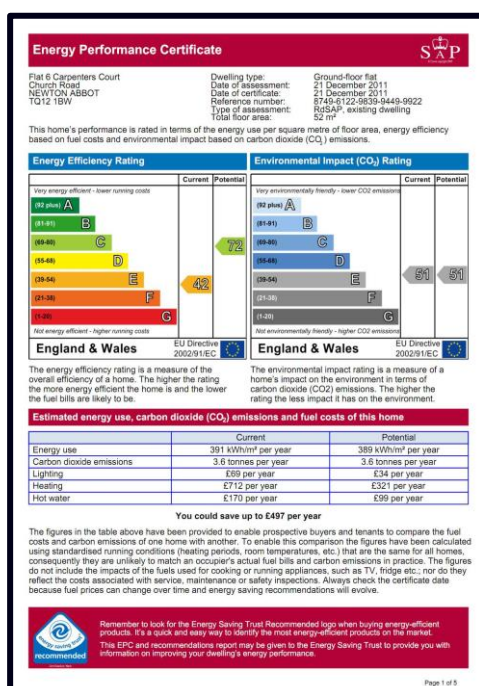
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



FLOORPLAN:

