

A CHARMING TWO BEDROOM COTTAGE-STYLE FLAT SET IN THE IDYLIC RURAL LOCATION OF SOUTH KNIGHTON, NOT FAR FROM NEWTON ABBOT. BENEFITTING FROM ONE PARKING SPACE, SMALL DECKED AREA AND OPTIONAL PARKING & GARDEN SPACE FOR AN EXTRA £30 PCM. AVAILABLE MID JULY. EPC RATING D. FEES APPLY.



**Ground Floor Flat,
Camberley House**

South Knighton

Devon

TQ12 6NP

£650 PCM

Ref: DSN5095

* ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN * TWO BEDROOMS * BATHROOM * SMALL DECKED AREA * PARKING SPACE * OPTIONAL LOCK-UP GARDEN & PARKING SPACE FOR AN EXTRA £30 PCM *
* AVAILABLE MID JULY * 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 DECKED AREA

Small sunny front garden with a decked seating area. Wooden front door leads into the front porch.

FRONT PORCH

Large window. Shelving. Door to the entrance hallway.

ENTRANCE HALLWAY

Wood effect laminate flooring. Radiator. Doors lead to all rooms.

LOUNGE/DINER 12' 0" x 14' 2" (3.65m x 4.31m)

Wood effect laminate flooring. Ornamental fireplace with wooden mantle and slate hearth. Fire dogs and wood basket. Wooden built-in cupboards for storage either side of fireplace. Double glazed window with front aspect. Radiator. Curtain rail with curtains.

KITCHEN 11' 8" x 10' 3" (3.55m x 3.12m)

Wood effect laminate flooring. Cream wall, base and drawer units with white worktops. Floor standing Worcester boiler. Freestanding New world cooker. Fridge/freezer. Washing machine (please note: the landlord holds no responsibility for the fridge/freezer and washing machine). Glazing with a rear aspect and roller blind. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Tall inset wall cupboard.

BEDROOM ONE 13' 2" x 13' 0" (4.01m x 3.96m)

Wooden floorboards. Glazing with curtain pole, curtains and countryside views. Radiator.

BEDROOM TWO 11' 4" x 10' 5" (3.45m x 3.17m)

Carpeted. Glazing with curtain pole, voile and a rear aspect. Radiator.

BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Panelled bath with electric shower above. Pedestal hand-wash basin with chrome taps, mirror and shelf above. Low level W/C with chrome push flush. Wood effect vinyl flooring. Door leads out to the rear out door drying area.

PARKING

There is one parking space at the front of the property.

OPTIONAL LARGE GARDEN AND EXTRA PARKING SPACE LOCK-UP

There is an optional lock-up garden space and additional parking for an extra £30.00 PCM.

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.

