

A WELL PRESENTED SEMI DETACHED THREE BEDROOM HOUSE IN THE VILLAGE OF CHUDLEIGH KNIGHTON. BENEFITTING FROM REAR ENCLOSED PATIO AREA AND OFF-ROAD PARKING. AVAILABLE NOW. EPC RATING D. FEES APPLY.



3

Devon Mews

Chudleigh Knighton

Devon

TQ13 0PY

£750 PCM

Ref: DSN5137

*** ENTRANCE HALLWAY * KITCHEN/DINER * LIVING ROOM * THREE BEDROOMS * BATHROOM * REAR ENCLOSED PATIO * OFF-ROAD PARKING FOR TWO CARS * AVAILABLE NOW * 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 OF PROPERTY

Small enclosed front garden laid to gravel for ease of maintenance. Brown half glazed UPVC front door with a canopy porch leads into the entrance hallway. Gate leads around the side of the property to the rear.

ENTRANCE HALLWAY

Laminate flooring. Stairs rise to first floor with a storage cupboard under. Doors lead to the kitchen/diner and living room.

KITCHEN/DINER 11' 1" x 8' 6" (3.38m x 2.59m)

A range of white hi-gloss wall and base units with complimentary hi-gloss black drawer units. Dark granite effect work surfaces. Dark grey composite sink and drainer with chrome mixer tap. Attractive red and white splashback tiling. Freestanding New-world Bosch gas cooker and hob. Freestanding under the counter fridge. Freestanding under the counter freezer. Freestanding washing machine. (Please note the landlord holds no responsibility for the white goods). Glazing with venetian blinds. Tile-effect vinyl flooring. Wall mounted gas central heating boiler. Space for dining table and chairs.

LIVING ROOM 14' 7" x 12' 8" (4.44m x 3.86m)

Carpeted. Two UPVC windows with venetian blinds. Half glazed UPVC door leads out onto the rear enclosed patio. Radiator.

STAIRS & LANDING

Carpeted. Doors lead to bedrooms one, two, three and the bedroom. Storage cupboard.

BEDROOM ONE 11' 4" x 8' 3" (3.45m x 2.51m)

Carpeted. Wardrobe. Airing cupboard. UPVC window with vertical blinds and a front aspect. Radiator.

BEDROOM TWO 8' 7" x 8' 4" (2.61m x 2.54m)

Carpeted. UPVC window with vertical blind and with a rear aspect. Radiator.

BEDROOM THREE 10' 1" x 5' 10" (3.07m x 1.78m)

Carpeted. UPVC window with vertical blind and a rear aspect. Radiator.

BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

A white suite comprising of a panelled bath with an electric shower over. Glass shower screen. Pedestal hand wash basin with chrome mixer taps and mirror above. Low level W/C with chrome push button flush. Vinyl flooring.

REAR ENCLOSED PATIO AREA

An enclosed and tidy rear patio area for ease of maintenance and ideal for outside entertaining. Gate with access out to the rear and to the parking area.

PARKING

There is a private off-road parking area for two cars at the side of the property, tandem style.

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.

