

A STUNNING DETACHED FOUR/FIVE BEDROOM HOUSE SET IN THE POPULAR LOCATION OF KINGSTEIGNTON. BENEFITTING FROM LANDSCAPED GARDENS WITH OUTSTANDING VIEWS, DOUBLE GARAGE & AMPLE PARKING. AVAILABLE END OF AUGUST. EPC RATING D. FEES APPLY.



**31
Avery Hill
Kingsteignton
Devon
TQ12 3LB

1,500 PCM
Ref: DSN4603**

*** ENTRANCE HALLWAY * DOWNSTAIRS CLOAKROOM * LOUNGE WITH BALCONY * DINING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * STUDY/BEDROOM FIVE * FOUR BEDROOMS-TWO WITH EN-SUITE * FAMILY BATHROOM * DOUBLE GARAGE & AMPLE PARKING * OFFICE/PLAYROOM * LANDSCAPED GARDENS * AVAILABLE END AUGUST * EPC RATING D * FEES APPLY ***



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

FRONT OF PROPERTY

Double width driveway leads to the double garage. A staircase leads to the entrance porch with a rockery at the side and a balcony. Access to the rear garden via a gate.

ENTRANCE HALLWAY

Half glazed door leads into the entrance hall. Stairs rise to first floor and descend to the lower basement level. Doors lead to cloakroom, lounge, dining room and kitchen/breakfast room.

CLOAKROOM

Low level W/C. Handwash basin.

LOUNGE *12' 0" x 17' 0" (3.65m x 5.18m)*

Carpeted. Full height double glazed windows and doors lead out to the front patio with full length curtains, blinds and extensive views to Dartmoor. Feature coal effect gas fire with stone surround, mantle and hearth. Double doors open to the dining room.

DINING ROOM *12' 0" x 10' 11" (3.65m x 3.32m)*

Carpeted. Double glazed doors lead out to the rear patio with curtains and blinds. Door leads to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM *18' 2" x 10' 7" (5.53m x 3.22m)*

A range of light wood effect wall and base units with granite effect work surfaces. Black composite one and a half bowl sink and drainer with mixer tap. Integrated dishwasher, fridge, washing machine and freezer. Double gas oven and induction hob with a built-in extractor hood over. Integrated microwave. Door to the utility room.

UTILITY ROOM

Wall and base units with work surfaces and a sink unit. Space and plumbing for washing machine and tumble dryer. Door to the side patio/garden.

STUDY/BEDROOM FIVE *7' 4" x 7' 0" (2.23m x 2.13m)*

This room can be either used as a study or bedroom five.

STAIRS & LANDING

Carpeted. Airing cupboard. Doors lead to bedrooms one, two, three, four and the family bathroom.

MASTER BEDROOM & EN-SUITE *12' 0" x 14' 7" (3.65m x 4.44m)*

Built-in wardrobes with hanging rails, shelving and dressing table. French doors lead out to the Juliette-style balcony with views. The en-suite shower room comprises of a shower cubicle, hand wash basin set in a vanity unit, with cupboards under, and a low level W/C.

BEDROOM TWO *10' 11" x 11' 11" (3.32m x 3.63m)*

Double wardrobes and dressing table.

BEDROOM THREE & EN-SUITE *8' 8" x 11' 2" (2.64m x 3.40m)*

Built-in wardrobe. En-suite comprising of a shower cubicle with electric shower, pedestal hand wash basin and low level W/C.

BEDROOM FOUR 10' 8" x 7' 7" (3.25m x 2.31m)

FAMILY BATHROOM

Panelled bath with Victorian hand-held shower attachment. Pedestal hand-wash basin. Low level W/C with chrome lever flush.

OFFICE/PLAYROOM

Staircase from entrance hallway leads to the office/playroom area, which could also be used as a gym. Large storage cupboards.

DOUBLE GARAGE 16' 8" x 27' 3" (5.08m x 8.30m)

Electric door. Good storage space.

REAR GARDEN & PATIO

Fully enclosed. Landscaped for easy maintenance. Mainly laid to lawn and patio area and bordered by high raised flowerbeds. Outside tap and lighting.

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.

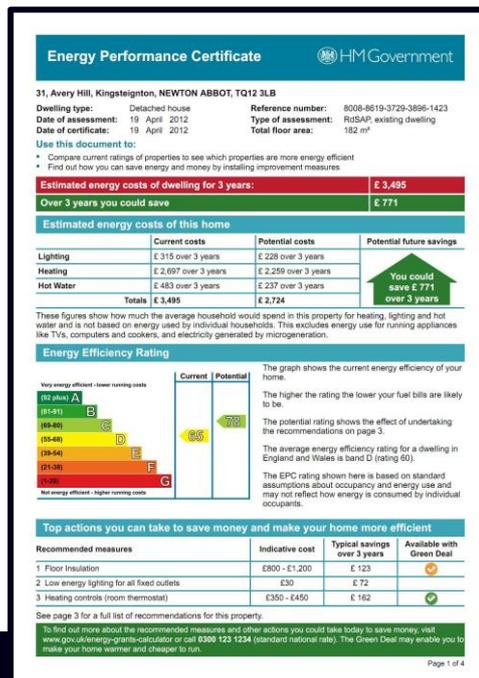
TENANCY

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.

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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:

