

A BRIGHT AND SPACIOUS ONE BEDROOM GROUND FLOOR FLAT IN THE KNOWLES HILL AREA OF NEWTON ABBOT. BENEFITTING FROM A REAR GARDEN, BALCONY AND GARAGE. AVAILABLE LATE JANUARY. EPC RATING C. FEES APPLY



Flat 3, Torvesco House

Knowles Hill Road

Newton Abbot

Devon

TQ12 2PW

£550 PCM

Ref: DSN4855

* ENTRANCE HALLWAY * ONE BEDROOM * KITCHEN * LOUNGE * BALCONY * SHOWER ROOM *
* GARAGE * REAR GARDEN * AVAILABLE LATE JANUARY * EPC RATING C * FEES APPLY *



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

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ENTRANCE HALLWAY

White UPVC glazed door leads into the entrance hallway. Wooden parquet flooring by the entrance area then leading onto carpet. Radiator. Dark wooden shelf. Doors lead to all rooms.

LOUNGE 15' 1" x 10' 11" (4.59m x 3.32m)

Carpeted. Two UPVC double glazed windows with a front and side aspect. One half-glazed door leads out on to the balcony. Radiator. Coal effect gas fire with tiled surround and tiled hearth. Two serving hatch doors into the kitchen. Door leads in to the kitchen.

BALCONY

Wrought iron railings. Views towards Wolborough Hill and Bradley Woods.

KITCHEN 8' 2" x 7' 4" (2.49m x 2.23m)

A range of light wood effect wall and base units with a roll edged beige/mottled work surface. Tiled splash backs. Stainless steel sink and drainer with chrome mixer tap. White free-standing Indesit gas cooker with white extractor hood over. White Beko washing machine. White Pro-line fridge/freezer. Wood laminate flooring. UPVC window.

BEDROOM 13' 1" x 9' 5" (3.98m x 2.87m)

Carpeted. UPVC double glazed window with rear aspect. Radiator. Built in wardrobe with hanging rail and shelving. Door to shower room.

SHOWER ROOM

Large fully enclosed shower cubicle with sliding door and multi-jet thermostatic shower with square head. Low level W.C. with chrome push button flush. Pedestal hand wash basin with chrome mixer tap. Tiled splash backs. Heated chrome towel rail. Linen cupboard with slatted shelving and storage over. Extractor fan. UPVC obscure double glazed window. High gloss dark grey wall mounted cabinet.

OUTSIDE

The rear garden is partly enclosed by a mixture of timber fencing and stone walling and presented on two levels. The lower level is mainly laid to lawn with rendered brick walling on two sides. Steps leading up to another lawned area with shrub border.

GARAGE

Up and over door. Power and light. Wall mounted gas central heating boiler.

FURNITURE FOR SALE

There are some items of furniture for sale. Please ask agent for details.

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.

