

A BEAUTIFULLY PRESENTED MODERN DETACHED FOUR BEDROOM FAMILY HOUSE IN THE SOUGHT AFTER LOCATION OF KINGSTEIGNTON. BENEFITTING FROM A DOUBLE GARAGE, ENCLOSED GARDEN, DRIVEWAY PARKING FOR TWO CARS & SUPER-FAST BROADBAND. AVAILABLE END OF JULY. EPC RATING C. FEES APPLY



Rydon End
Rydon Road
Kingsteignton
Devon
TQ12 3QG

£1,275 PCM

Ref: DSN5140

* ENTRANCE HALLWAY * KITCHEN/DINER * OPEN PLAN SUN ROOM * UTILITY ROOM * LOUNGE * FOUR BEDROOMS * MASTER EN-SUITE * DOUBLE GARAGE & DRIVEWAY PARKING FOR TWO CARS * ENCLOSED GARDEN * SUPER-FAST BROADBAND * AVAILABLE END OF JULY * EPC RATING C *
* FEES APPLY *



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

FRONT OF PROPERTY

Double garage and attractive brick driveway with parking. Path leads around the side of the property to the rear. Blue panelled door leads into the entrance hallway.

ENTRANCE HALLWAY

Panelled front door leads into the entrance hall. Wooden flooring. Radiator. Stairs rise to first floor with cupboard under. UPVC double glazed windows. Doors lead to lounge and kitchen.

LOUNGE 16' 6" x 14' 3" (5.03m x 4.34m)

Wooden flooring. Black gas coal effect fire with wooden fire surround and cream marble hearth. Double casement doors lead from the hall into kitchen. UPVC double glazed bay window with front aspect and UPVC double glazed window with side aspect. Two radiators.

KITCHEN 12' 1" x 10' 11" (3.68m x 3.33m)

A range of wood wall and base units with brushed stainless steel vertical handles. Black and grey granite effect work surfaces. Zanussi gas cooker with gas hob and brushed stainless steel extractor fan over. Space for fridge/freezer. Kick-space heating. Radiator. Grey marble tile effect vinyl flooring. Door leading to utility room. Open plan into diner/sun-room.

DINER/SUN ROOM 17' 4" x 12' 5" (5.28m x 3.78m)

Open plan from kitchen. Wooden flooring. UPVC sliding patio doors lead out to the rear garden. Four UPVC velux windows in ceiling. UPVC window. Radiator.

UTILITY ROOM

Grey granite effect worksurfaces. Space and plumbing for washing machine. Glow-worm Flexicom wall mounted gas boiler. Grey marble tile effect vinyl flooring. Door to cloakroom and outside rear patio area.

CLOAKROOM

White suite comprising of low level W/C with chrome fittings. Wash hand basin with chrome taps. Vinyl flooring. UPVC window.

STAIRS & LANDING

Carpeted. Airing cupboard housing the hot water tank and shelving. Doors lead to all bedrooms and bathroom.

BEDROOM ONE 11' 6" x 8' 8" (3.51m x 2.64m)

Carpeted. Radiator. Built-in wardrobes. UPVC double glazed window with view to garden. Door to en-suite shower room.

EN-SUITE 5' 10" x 4' 10" (1.78m x 1.47m)

White suite comprising of shower enclosure with Mira thermostatic shower and fully tiled walls. Wash hand basin in vanity unit. Low level push button W/C. Mirror. Shaver socket/Light. UPVC double glazed arched feature window. Chrome heated towel rail.

BEDROOM TWO 12' 2" x 8' 2" (3.71m x 2.49m)

Carpeted. Radiator. UPVC double glazed window.

BEDROOM THREE 11' 9" x 8' 5" (3.58m x 2.57m)

Carpeted. Radiator. UPVC double glazed window.

BEDROOM FOUR 8' 11" x 9' 2" (2.72m x 2.79m)

Carpeted. Radiator. UPVC double glazed window. Built-in wardrobes.

BATHROOM 8' 9" x 6' 8" (2.67m x 2.03m)

White suite comprising of panelled bath with Mira thermostatic shower over and glass shower screen. Beige marbled fully tiled walls with attractive pebble effect border tile. Wash hand basin within white high gloss vanity unit with chrome mixer tap. Mirror. Shaver socket and light. Chrome heated towel rail. Wooden effect vinyl flooring. UPVC double glazed window.

REAR OF PROPERTY

The rear enclosed garden is mainly laid to lawn with trees, shrubs and flower borders. Patio area outside utility room for a rotary washing line and wheelie bins. Outside light and tap.

GARAGE AND PARKING

Double garage with two up and over doors. Driveway parking for 2 cars only.

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 NOT 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

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