

A WELL PRESENTED & HIGH QUALITY, CONTEMPORARY TWO BEDROOM BARN CONVERSION LOCATED IN THE HEART OF CHUDLEIGH. BENEFITTING FROM DOUBLE GLAZING, CENTRAL HEATING AND A PRIVATE COURTYARD AREA. AVAILABLE MID JANUARY. EPC RATING D. FEES APPLY.



The Dairy Barn

23c New Exeter Street

Chudleigh

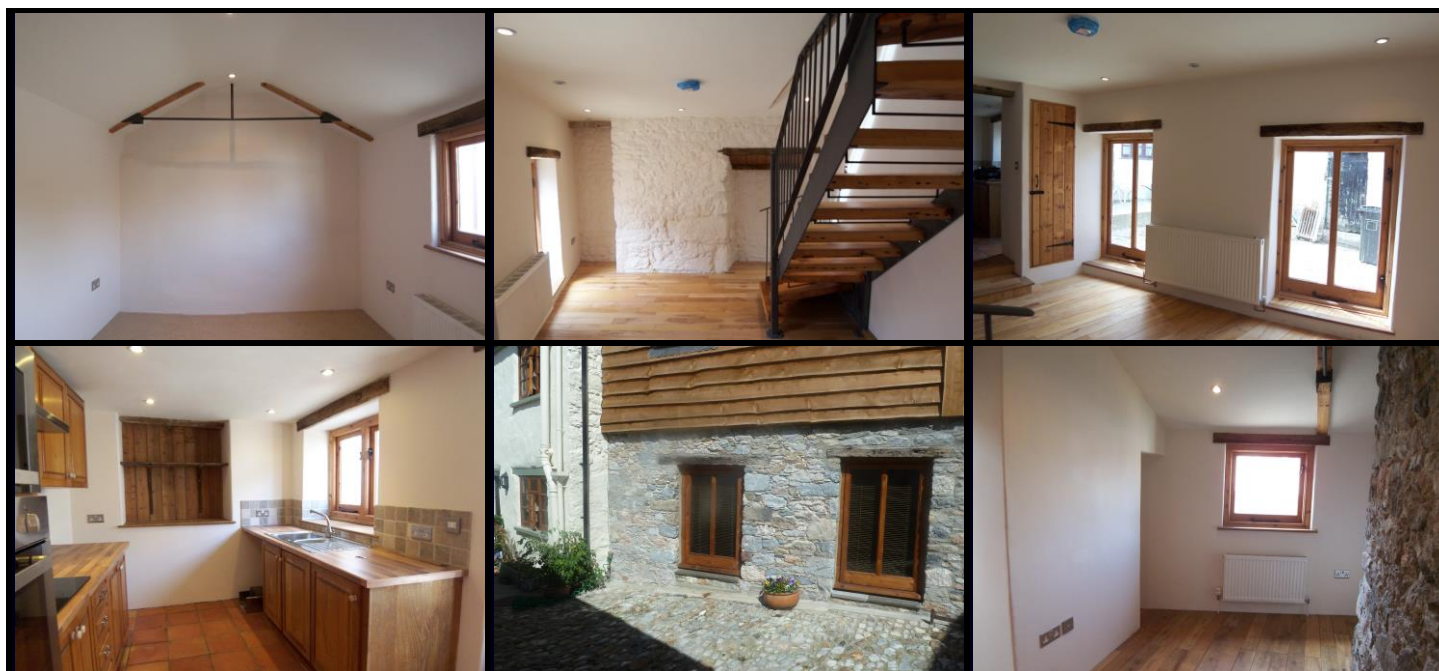
Devon

TQ13 0DB

£625 PCM

Ref: DSN4886

- * A HIGH QUALITY BARN CONVERSION * KITCHEN * LOUNGE/DINER * TWO BEDROOMS *
- * SHOWER ROOM * DOUBLE GLAZING & CENTRAL HEATING * PRIVATE COURTYARD AREA *
- * AVAILABLE MID JANUARY * 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

An attractive cobbled courtyard leads to the front of the property at the end of an alleyway. Part-glazed bespoke front door leads into the kitchen.

KITCHEN 10' 4" x 7' 6" (3.15m x 2.29m)

A range of solid oak wall and base units with butchers block effect work surfaces. Natural stone coloured tiled splashbacks. Brushed stainless steel integrated electric oven and a separate microwave oven above. Indesit electric hob with brushed stainless steel extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Space for tall fridge/freezer. Radiator. Quarry tiled terracotta flooring. Original feature beams. Bespoke wooden built-in shelf unit with original beam above. Double glazed wooden framed window with front aspect. Chrome power sockets. Halogen downlighters. Arch through to lounge/diner.

LOUNGE/DINER 14' 3" x 9' 1" (4.34m x 2.77m)

Open plan lounge/diner. Maple wood flooring. Two large full-length opening picture windows with wooden blinds. Original feature beams. Radiator. Cupboard housing electric central heating boiler. Feature stone wall. Halogen downlighters. Brushed stainless steel power sockets and TV aerial. Stair case rises to first floor.

STAIRS AND LANDING

Modern feature wrought iron staircase, with solid wooden steps, rise to the first floor. Landing with oak flooring. Velux window. Doors lead to bedrooms one, two and the shower room.

BEDROOM ONE 11' 6" x 8' 9" (3.51m x 2.67m)

Carpeted. Radiator. Double glazed wooden framed window with original feature beam and wrought iron curtain pole. Brushed stainless steel power sockets and TV aerial. Halogen downlighters.

BEDROOM TWO 12' 4" x 7' 3" (3.76m x 2.21m) *please note this is not a rectangular room.*

Solid oak flooring. Radiator. Built-in cupboard. Feature stone wall. Double glazed wooden framed window with original feature beam and wrought iron curtain pole. Brushed stainless steel power sockets and TV aerial. Halogen downlighters.

SHOWER ROOM

Pine bi-fold door leads into the shower room. Large fully tiled shower enclosure with chrome thermostatic shower and sliding glass doors. Low level W/C with chrome push button flush. White modern oval hand wash basin with chrome mixer tap set in a vanity unit. Brushed stainless steel shaver socket. Extractor fan. Chrome heated towel rail. Tiled flooring. Halogen downlighters.

COURTYARD

Cobbled courtyard garden with a private and enclosed raised patio area, ideal for al fresco dining.

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.

