

**A WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY IN THE SOUGHT AFTER LOCATION OF NEWTON ABBOT. BENEFITTING FROM A MODERN KITCHEN, REAR ENCLOSED GARDEN AND TWO ALLOCATED PARKING SPACES. AVAILABLE EARLY DECEMBER. EPC RATING B. FEES APPLY**



**27**

**Meadow Rise**

**Newton Abbot**

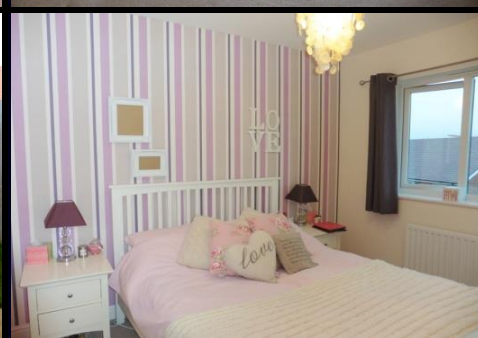
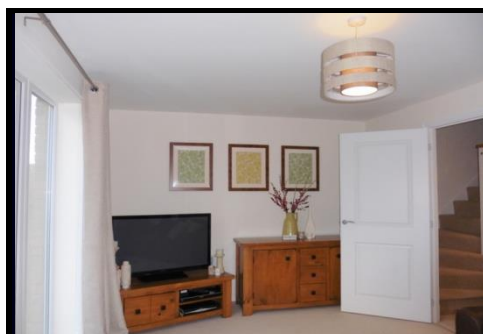
**Devon**

**TQ12 1GD**

**£825 PCM**

**Ref: DSN4795**

\* ENTRANCE HALLWAY \* LOUNGE \* MODERN KITCHEN/DINER \* DOWNSTAIRS CLOAKROOM \* THREE BEDROOMS-MASTER WITH EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* REAR ENCLOSED GARDEN \* TWO ALLOCATED OFF ROAD PARKING SPACES \* AVAILABLE EARLY DECEMBER \*  
\* EPC RATING B \* FEES APPLY \*



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

**ENTRANCE HALLWAY**

Wooden front door with glazed panel. Carpeted. Radiator. Door to utility cupboard with plumbing and space for a washing machine. Under stairs storage cupboard. Doors to downstairs cloakroom, kitchen/diner and lounge.

**DOWNSTAIRS CLOAKROOM**

Wall mounted hand wash basin with chrome mixer tap. Low level W.C. with chrome push flush. UPVC double glazed window. Radiator. Wood effect vinyl flooring.

**LOUNGE** 15' 2" x 9' 11" (4.62m x 3.02m)

Carpeted. Radiator. UPVC patio doors with brushed stainless steel curtain pole, curtains and with access out into the rear garden.

**KITCHEN/DINER** 13' 3" x 8' 2" (4.04m x 2.49m)

A modern fitted kitchen with a range of cream Hi-gloss wall and base units and black granite effect work surfaces. Fully integrated brushed stainless steel electric oven and gas hob with brushed stainless steel extractor hood over. Integrated SMEG dishwasher. Integrated SMEG brushed stainless steel microwave. Integrated SMEG fridge/freezer. Radiator. UPVC double glazed window with wooden blind. Wood effect vinyl flooring.

**STAIRS & LANDING**

Carpeted. Radiator. Airing cupboard housing an Ideal Logic boiler and water heater with one metal shelf.

**BEDROOM ONE** 8' 5" x 10' 6" (2.56m x 3.20m)

Carpeted. Built in wardrobe with one shelf, hanging rail and sliding doors. Radiator. UPVC double glazed window with brushed stainless steel curtain pole and curtain. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

Fully tiled cubicle with glass doors housing a thermostatic shower. Wall mounted hand wash basin with chrome mixer tap. Low level W.C with chrome push flush. Two floating shelves. Wood effect vinyl flooring. Chrome ladder-style radiator.

**BEDROOM TWO** 9' 6" x 8' 6" (2.89m x 2.59m)

Carpeted. UPVC double glazed window with brushed stainless steel curtain pole and blind. Radiator.

**BEDROOM THREE** 7' 11" x 6' 5" (2.41m x 1.95m)

Carpeted. Radiator. UPVC double glazed window with curtain.

**FAMILY BATHROOM** 6' 9" x 5' 10" (2.06m x 1.78m)

White suite comprising of a bath with thermostatic shower over. Wall mounted basin with chrome mixer tap. Low level W/C with chrome push flush. Wood effect Vinyl flooring. Chrome heated towel rail.

**GARDEN**

Rear enclosed garden with sloping lawn. Access via rear gate or lounge patio doors.

**PARKING**

Two allocated off road parking spaces. Path giving access to back garden.

## **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 36110

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.

