

**AN ATTRACTIVE DETACHED MODERN FOUR BEDROOM PROPERTY IN KINGSTEIGNTON WITH
TWO RECEPTION ROOMS, BATHROOM, SHOWER ROOM AND STUNNING CONSERVATORY.
BENEFITTING FROM AMPLE DRIVEWAY PARKING AND LEVEL GARDENS.
AVAILABLE EARLY APRIL. FEES APPLY.**

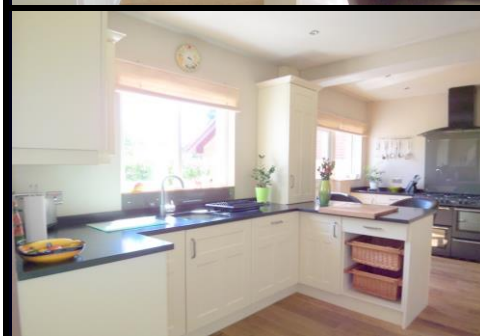


**17a
Chudleigh Road
Kingsteignton
Devon
TQ12 3JT**

£1,175 PCM

Ref: DSN4860

* DRIVEWAY PARKING * ENCLOSED REAR GARDEN * LOUNGE * KITCHEN * UTILITY ROOM *
* DINING AREA * CONSERVATORY * FOUR BEDROOMS * FAMILY BATHROOM * SHOWER ROOM *
* AVAILABLE EARLY APRIL * EPC RATING D * FEES APPLY *



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

ENTRANCE HALLWAY

UPVC half glazed front door leads into entrance hall. Oak flooring. Radiator. Solid pine stairs rise to first floor. Doors lead to bedroom one, bedroom two/study room, lounge, kitchen and downstairs bathroom.

LOUNGE 14' 2" x 14' 3" (4.31m x 4.34m)

Carpeted. Radiator. Log effect gas fire. White UPVC double doors opening onto a veranda. Brushed stainless steel pole with curtains.

KITCHEN

A range of cream wall and base units with black Slab Tech Solid work surfaces. Inset sink and drainer with brushed stainless steel mixer tap. Breakfast bar area with space for stools. 100 Range Style Belling cooker with eight ringed gas hob, two gas ovens and a grill. Fully integrated Indesit fridge. Fully integrated Amica dishwasher. Glass extractor hood over. Oak flooring. Radiator. UPVC barn style door leads to the garden. Door to utility room.

UTILITY ROOM

Light wood units with black granite effect work surfaces. Space and plumbing for washing machine and tumble dryer. Space for tall fridge/freezer. Tiled floor. Radiator. UPVC double glazed door to rear.

DINING AREA 13' 7" x 9' 2" (4.14m x 2.79m)

Stovax black cast iron wood burner set in recess with wooden mantle over. Oak flooring. Radiator.

CONSERVATORY

Dwarf walls with UPVC double glazed windows with tinted glass roof. Oak flooring. Radiator. Double doors open to the level garden.

DOWNSTAIRS BATHROOM

Large bath with hand held chrome shower attachment. Fully tiled Quadrant cubicle with Mira Sport max electric shower. Pedestal wash hand basin and mixer tap. Low level WC with chrome push button flush. Chrome ladder style radiator. Tiled flooring. UPVC double glazed window with wooden venetian blind.

BEDROOM ONE - DOWNSTAIRS 13' 10" x 12' 6" (4.21m x 3.81m)

Carpeted. Radiator. UPVC double glazed window with front aspect. Dark metal curtain pole and curtains. Original fireplace: For ornamental use only.

BEDROOM TWO/STUDY - DOWNSTAIRS 13' 0" x 9' 11" (3.96m x 3.02m)

Carpeted. Radiator. Two UPVC double glazed windows with chrome curtain poles and vertical blinds.

STAIRS AND LANDING

Cupboard with pine slatted shelves. Full length pine framed glass panels. Velux window.

BEDROOM THREE - (UPSTAIRS) 15' 7" x 8' 10" (4.75m x 2.69m)

Carpeted. Radiator. UPVC double glazed window and one Velux window.

BEDROOM FOUR (MASTER BEDROOM) 15' 10" x 14' 0" (4.82m x 4.26m)

UPVC double glazed window, one with fixed panel. Metallic curtain pole. Carpeted. Radiator.

UPSTAIRS SHOWER ROOM

Fully tiled shower cubicle with glass sliding doors and Mira thermostatic shower. Black tiled flooring. White bowl sink and chrome mixer tap on a wooden stand. Low level W/C with chrome push flush. UPVC double glazed window with opaque glass. Chrome ladder style radiator.

OUTSIDE

Enclosed level garden with area of lawn and raised flower beds with mature hedging.

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.

