

**A THREE BEDROOM TERRACED HOUSE LOCATED NEAR NEWTON ABBOT TOWN CENTRE & THE TRAIN STATION. BENEFITTING FROM AN EN-SUITE IN EACH BEDROOM AND REAR ENCLOSED GARDEN. AVAILABLE MID MARCH. EPC RATING D. FEES APPLY.**



**169**

**Queen Street**

**Newton Abbot**

**Devon**

**TQ12 2BS**

**£675 PCM**

**Ref: DSN4909**

\* ENTRANCE HALLWAY \* LOUNGE \* KITCHEN \* DINING ROOM \*  
\*THREE BEDROOMS - ALL WITH EN-SUITE SHOWER ROOMS \* REAR ENCLOSED GARDEN \*  
\* AVAILABLE MID MARCH \* EPC RATING D \* FEES APPLY \*



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

**ENTRANCE HALLWAY**

Wooden front door leads into the entrance hallway. Carpeted. Fully glazed door leads into the lounge.

**LOUNGE** 11' 10" x 10' 5" (3.60m x 3.17m)

Wood effect laminate flooring. Electric fire with wooden fire surround and mantle. White UPVC window with pewter curtain pole, full length tab-top curtains and a front aspect. Large mirror. Radiator. Door to bedroom three. Wooden open plan stairs rise to first floor and descend to lower level with kitchen and dining room.

**BEDROOM THREE** 9' 4" x 8' 9" (2.84m x 2.66m)

Carpeted. Inset electric fire. Built-in cupboard. White UPVC window with metallic curtain pole and eyelet curtains. Radiator. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

Hand wash basin with chrome mixer tap and set in a vanity unit with cupboard below and mirror above. Shower cubicle with an electric shower. Low level W/C with chrome push flush. Wood effect vinyl flooring.

**STAIRS AND LANDING TO LOWER LEVEL**

Open plan wooden staircase descends to the lower level kitchen and dining room.

**KITCHEN** 11' 6" x 12' 0" (3.50m x 3.65m)

A range of white Hi-gloss wall and base units with grey mottled work surfaces. Stainless steel sink and drainer with chrome taps. Ideal wall mounted gas central heating boiler. Free standing Hotpoint electric cooker and gas hob. Brushed stainless steel extractor hood. Space and plumbing for washing machine. Space for large fridge/freezer. Wood effect vinyl flooring. Radiator. Back door leads out to the rear garden. Arch through to the dining room.

**DINING ROOM**

Adjacent to the kitchen through an archway. Radiator. Small window with obscured glass.

**STAIRS AND LANDING TO FIRST FLOOR**

Wooden stairs rise to first floor. Doors lead to bedroom one and two and the respective en-suites.

**BEDROOM ONE** 9' 11" x 9' 9" (3.02m x 2.97m)

Carpeted. Original black cast-iron fireplace (For ornamental use only). Wardrobe with mirrored doors. UPVC window with wooden curtain pole and tab-top curtains. Radiator. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

Glass shower cubicle with a chrome shower head. Wall mounted hand wash basin with chrome taps. Low level W/C. Wall mounted medicine cabinet. Wood effect vinyl flooring.

**BEDROOM TWO** 9' 2" x 8' 7" (2.79m x 2.61m)

Carpeted. Built-in cupboards. Wall mounted cupboard. Wardrobe. UPVC glazing with metallic curtain pole, eyelet curtains and a rear aspect. Radiator. Original black cast iron fireplace (for ornamental use only). Door to en-suite shower room.

## EN SUITE SHOWER ROOM

Glass shower cubicle with chrome shower head. Wall mounted hand wash basin with chrome taps. Low level W/C with chrome flush. Wood effect vinyl flooring. Wall mounted medicine cabinet.

## ENCLOSED REAR GARDEN

Back door from the kitchen leads into the rear enclosed slabbed garden. Shed. Gate for rear access.

## 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.

