

**AN IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE IN KINGSTEIGNTON. BENEFITTING FROM ALLOCATED PARKING FOR TWO CARS, CONSERVATORY & GARDEN. AVAILABLE EARLY APRIL. EPC RATING D. FEES APPLY.**



**28**

**Avery Hill**

**Kingsteignton**

**Devon**

**TQ12 3LA**

**£725 PCM**

**Ref: DSN4962**

\* ENTRANCE HALLWAY \* LOUNGE \* DINING ROOM \* KITCHEN\* CONSERVATORY \* TWO BEDROOMS \*  
BATHROOM \* REAR ENCLOSED GARDEN \* ALLOCATED PARKING FOR TWO CARS \*  
\* 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

**FRONT OF PROPERTY**

The front garden is mainly laid to lawn. Paved path leads to the the front door.

**ENTRANCE HALLWAY**

UPVC double glazed front door with obscure glass leads into the entrance hallway. Stairs rise to first floor. Radiator. Door leads into the lounge.

**LOUNGE** 12' 7" x 10' 0" (3.83m x 3.05m)

Walls to be repainted. A light and airy room. Carpeted. Wall mounted brushed stainless steel fireplace with pebble effect. Door to under stairs cupboard with shelving. Radiator. UPVC double glazed window with front aspect (curtains to be provided). Opening to dining room.

**DINING ROOM** 9' 2" x 6' 3" (2.79m x 1.90m)

Carpeted. UPVC double glazed patio doors lead into the conservatory (Curtains to be provided). Opening into the kitchen.

**KITCHEN** 9' 3" x 6' 7" (2.82m x 2.01m)

Walls to be repainted. A range of light wood wall and base units with rolled edge work surfaces. Stainless steel sink and drainer with chrome mixer taps. Integrated brushed stainless steel oven and gas hob with brushed stainless steel extractor hood above. Space for tall fridge/freezer. Space and plumbing for washing machine. Space for a condenser dryer. Wall mounted gas central heating boiler. UPVC window with view of the garden.

**CONSERVATORY** 6' 8" x 7' 0" (2.03m x 2.13m)

Double glazed sliding doors lead out to the garden. Tiled flooring.

**STAIRS & LANDING**

Carpeted. UPVC double glazed window to the side. Doors lead to bedrooms one, two and the bathroom.

**BEDROOM ONE** 12' 3" x 10' 0" (3.73m x 3.05m)

Carpeted. UPVC double glazed window with a front aspect and far reaching views (Curtains to be provided). Built-in wardrobe with hanging space and shelving. Radiator.

**BEDROOM TWO** 9' 7" x 6' 7" (2.92m x 2.01m)

Walls to be repainted. Carpeted. UPVC double glazed window with a rear aspect (curtains to be provided). Radiator.

**BATHROOM** 6' 3" x 6' 0" (1.90m x 1.83m)

A modern bathroom comprising of a panelled bath with a shower attachment over. Pedestal hand wash basin. Low level W/C. Chrome ladder style radiator. Tiled splash backs. UPVC double glazed window with obscure glass.

**REAR ENCLOSED GARDEN**

Fully enclosed with fencing with access via sliding patio doors from the conservatory. Paved patio area and gravelled areas, for ease of maintenance. Steps lead up to a raised decked area with borders of shrubs and seasonal plants. Two timber sheds. Bin store. Outside tap. Access from the side of the property.

## **PARKING**

There are two allocated parking spaces at the front of the property.

## **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

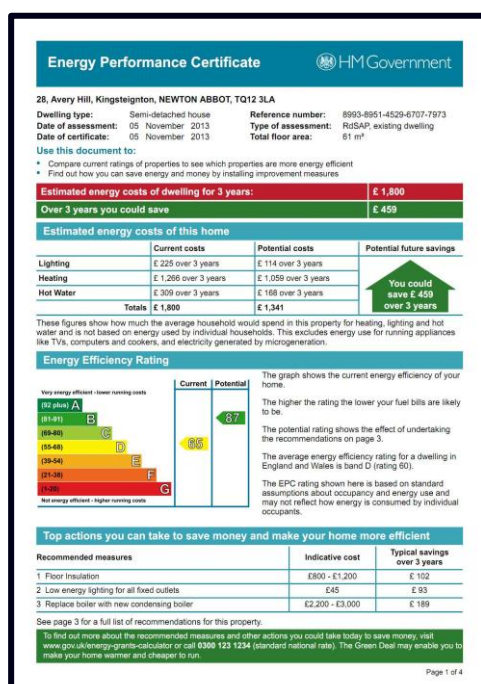
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

## 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.



## FLOORPLAN:

