

A WELL PRESENTED TWO DOUBLE BEDROOM COACH HOUSE IN A POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM OPEN-PLAN LIVING AREA, GARAGE & ONE ADDITIONAL PARKING SPACE. AVAILABLE EARLY JUNE. EPC RATING B. FEES APPLY.



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Burnet Road

Newton Abbot

TQ12 1GU

£725 PCM

Ref: DSN5007

\* ENTRANCE HALL \* OPEN PLAN LIVING AREA \* LOUNGE AREA \* KITCHEN AREA \* DINING AREA \* TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE \* BATHROOM \* GARAGE & PARKING \* AVAILABLE EARLY JUNE \* EPC RATING B \* FEES APPLY \*



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

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## **ENTRANCE HALLWAY**

Wooden front door leads into the entrance hallway. Coir matting by front door. Carpeted stairs rise to the apartment.

## **STAIRS AND LANDING**

Carpeted. UPVC window with roller blind and a rear aspect. Doors lead to the open plan kitchen/lounge & dining area, bedrooms one, two and the bathroom.

## **OPEN PLAN KITCHEN/DINING AREA & LOUNGE** *19' 7" x 13' 10" (5.96m x 4.21m)*

The kitchen, dining area and living room are open plan.

## **KITCHEN AREA:**

The kitchen comprises of a range of cream wall and base units with dark wood butchers block effect work surfaces. Stainless steel sink and drainer with chrome lever mixer tap. Integrated brushed stainless steel Zanussi electric oven with brushed stainless steel Zanussi gas hob. Fully integrated extractor hood over. UPVC double glazed window with roller blind and a rear aspect. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for fridge/freezer. Vinyl flooring.

## **LIVING ROOM/DINING AREA:**

Carpeted and has a UPVC double glazed window with a roller blind and a front aspect. Radiator.

## **MASTER BEDROOM** *19' 7" x 13' 4" (5.96m x 4.06m)*

UPVC double glazed window with roller blind and a front aspect. Recess for wardrobe. Radiator. Door to en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Enclosed double-sized fully tiled shower cubicle with Aqualisa electric shower. Pedestal hand wash basin with chrome mixer tap and mirror above. Low level W/C with chrome push flush. Chrome towel rail and chrome toilet roll holder. Velux window to the ceiling. Vinyl flooring. Radiator.

## **BEDROOM TWO** *15' 11" x 11' 4" (4.85m x 3.45m)*

UPVC double glazed window with roller blind and a front aspect. Radiator. Recess for wardrobe.

## **BATHROOM**

White suite comprising of a panelled bath with chrome mixer tap and chrome handles. Pedestal hand wash basin with chrome mixer tap and a mirror over. Low level W/C with chrome button flush. Chrome towel rail and chrome toilet roll holder. Tile effect vinyl flooring. Radiator.

## **GARAGE**

Garage is set underneath the property. Additional storage cupboard. Wall mounted gas boiler. Power and light.

## **PARKING**

There is one additional parking space in front of the garage.

## **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.

