

**A WELL PRESENTED THREE BEDROOM FAMILY PROPERTY IN A POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM LEVEL GARDEN, GARAGE AND ALLOCATED PARKING. AVAILABLE NOW. EPC RATING C. FEES APPLY.**



**72**

**Woodleigh Road**

**Newton Abbot**

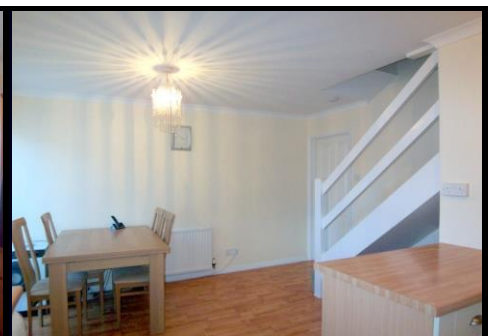
**Devon**

**TQ12 1PW**

**£775 PCM**

**Ref: DSN4864**

**\* ENTRANCE PORCH \* KITCHEN/DINER \* LOUNGE \* THREE BEDROOMS \* FAMILY BATHROOM \*  
ENCLOSED LEVEL GARDEN \* GARAGE & ALLOCATED PARKING \*  
\* AVAILABLE NOW \* EPC RATING C \* FEES APPLY \***



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

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#### **FRONT OF PROPERTY**

Pathway with fence leads to the front porch. Small graveled area to one side with a few shrubs.

#### **ENTRANCE PORCH**

Half glazed UPVC front door leads into the entrance porch. Large UPVC picture window with opaque glass. Wood effect laminate flooring. Door to leads into the kitchen/diner.

#### **KITCHEN/DINER** 15' 10" x 12' 8" (4.83m x 3.86m)

Kitchen Area :- Cream shaker style base and wall units. Butchers block effect work surfaces. Wood effect laminate flooring. White freestanding Cannon gas cooker with four burner hob and a glass top. Extractor fan above. Plumbing and space for washing machine. Hotpoint freestanding fridge/freezer :- Please note this landlord accepts no responsibility for this appliance. Large cupboard housing wall mounted Vailant gas central heating boiler. UPVC window with vertical blinds. Under stairs storage cupboard. Dining Area :- Full length window with part opaque glass with white vertical blind. Wood effect laminate flooring. Stairs rise to first floor. Door to lounge.

#### **LOUNGE** 15' 10" x 10' 10" (4.83m x 3.3m)

A light and spacious room with large UPVC window and a door leading out to the garden. Radiator. Beige carpet. Curtain pole. Dimmer switch.

#### **STAIRS & LANDING**

Carpeted. Doors lead to bedrooms one, two, three and the family bathroom.

#### **BEDROOM ONE** 11' x 9' 7" (3.35m x 2.92m)

UPVC window with a rear aspect. Pine pole with cream tab top curtains. White vertical blind. Built in wardrobe with painted louvre door and cupboard above. Carpeted. Radiator.

#### **BEDROOM TWO** 10' x 9' 8" (3.05m x 2.95m)

UPVC window with pine curtain pole, curtains and white vertical blind. Built in cupboard with pine slatted shelves. Built in shelves to recess. Carpeted. Radiator.

#### **BEDROOM THREE** 7' 10" x 5' 11" (2.39m x 1.8m)

Carpeted. UPVC double glazed window. Radiator.

#### **BATHROOM**

White suite comprising of a bath with Mira Sport electric shower over. Shower curtain pole. Pedestal hand wash basin with chrome taps. Mirror above. Black vinyl flooring. Chrome ladder style radiator. White low level W/C with chrome push flush. UPVC window with opaque glass and white Venetian blind.

#### **GARDEN**

There is a small enclosed garden to the rear of the property. Small area of level lawn. Raised patio area. Pathway leads to the gate giving rear access.

## **GARAGE & PARKING**

Single garage in block to side of property. There is allocated parking in front of this 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 NOT 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.

