

**A MODERN WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY IN THE SOUGHT AFTER LOCATION OF CHUDLEIGH. BENEFITING FROM A MODERN KITCHEN, ENCLOSED REAR GARDEN & DETACHED GARAGE. AVAILABLE MID APRIL. EPC RATING D. FEES APPLY**



**27**

**Lawn Drive**

**Chudleigh**

**Devon**

**TQ13 0LS**

**£785 PCM**

**Ref: DSN4947**

**\* ENTRANCE HALL \* LOUNGE \* DINING ROOM \* KITCHEN \* THREE BEDROOMS \* BATHROOM \* FRONT & REAR GARDENS \* GARAGE \* AVAILABLE MID 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**

At the front of the property there is a pathway leading to the front door with enclosed lawned area and established shrubs. A flagstone pathway with shrub and flower border leads to the rear garden through a side gate.

**ENTRANCE HALLWAY**

Open porch leads into entrance hallway. Radiator. Stairs rise to first floor.

**LOUNGE** 14' 9" x 9' 9" (4.5m x 2.97m)

Carpeted. UPVC double glazed window with front aspect. Wood fire surround with marble inset and flagstone hearth. Radiator. Glazed door leading to dining room.

**DINING AREA**

Vinyl flooring. Radiator. Understairs storage cupboard. French window style UPVC double glazed patio doors to rear garden.

**KITCHEN** 10' 3" x 14' 9" (3.12m x 4.5m)

A range of light wood wall and base units black/grey granite effect work surfaces. Space for fridge and freezer. Plumbing for washing machine. Stainless steel sink and drainer with chrome mixer tap over. Part tiled walls. Gas hob with filter hood over. Fitted electric oven. UPVC double glazed window overlooking the rear garden. Four spotlight fitment. Wall mounted as central heating boiler. Vinyl flooring.

**STAIRS & LANDING**

Airing cupboard with hot water cylinder. Doors lead to all bedrooms and the bathroom.

**BEDROOM ONE** 14' 1" x 8' 4" (4.29m x 2.54m)

Built in wardrobe with inset dressing table. UPVC double glazed windows to front with pleasant outlook to wooded hillside. Radiator. Carpeted.

**BEDROOM TWO** 8' 9" x 8' 0" (2.66m x 2.44m)

Carpeted. Radiator. UPVC double glazed window overlooking the rear garden. Built in wardrobes with louvre doors.

**BEDROOM THREE** 9' 2" x 6' 3" (2.79m x 1.90m)

Increasing to 9' 2" (2.79m). Carpeted. Radiator. UPVC double glazed window to front with pleasant outlook to wooded hillside.

**BATHROOM**

White suite comprising of panelled bath with electric shower over. Low level W/C. Pedestal wash hand basin. Radiator. UPVC double glazed obscured glass window with rear aspect.

**REAR GARDEN**

The rear garden is fully enclosed and mainly laid to lawn with a flagstone patio. Borders containing flowers and established shrubs. Outside tap. Outside light.

**GARAGE** 18' 3" x 8' 6" (5.56m x 2.59m)

The garage is situated adjacent to the property with an up and over door. Light and power. Off street parking space.

## 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.

