

**A WELL PRESENTED TWO BEDROOM COTTAGE IN THE SOUGHT AFTER LOCATION OF KINGSTEIGNTON. BENEFITTING FROM AN OFF ROAD ALLOCATED PARKING SPACE AND GARDEN. EPC RATING C. AVAILABLE NOW . FEES APPLY.**



**96B**

**Exeter Road**

**Kingsteignton**

**Devon**

**TQ12 3LU**

**£650 PCM**

**Ref: DSN4701**

**\* LOUNGE/DINER \* KITCHEN \* TWO BEDROOMS \* BATHROOM \* SPACIOUS LANDING WITH STORAGE CUPBOARD \* GARDEN \* ALLOCATED OFF ROAD PARKING SPACE \* 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 & GARDEN**

Front garden mainly laid to lawn with a range of borders, shrubs and trees. Paved path leads to the front entrance. One allocated off road parking space.

#### **ENTRANCE**

Half glazed UPVC front door leads into the lounge.

#### **LOUNGE/DINER** 17' 10" x 12' 2" (5.43m x 3.71m)

Large lounge/diner. Wood effect vinyl flooring. Radiators. UPVC double glazed window with wooden venetian blind. Stairs to rise to first floor. Arch to kitchen.

#### **KITCHEN** 15' 2" x 6' 5" (4.62m x 1.95m)

A fitted kitchen with a range of light wood effect wall and base units with black/grey mottled work surfaces. Terracotta tiled splashbacks. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel electric double oven. Brushed stainless steel Zanussi gas hob. Brushed stainless steel extractor fan over. Space for tall fridge/freezer. Plumbing and space for washing machine. UPVC double glazed window. Baxi wall mounted boiler. Radiator.

#### **STAIRS AND LANDING**

Carpeted. Spacious landing with storage cupboard and two shelves. Velux window. Radiator. Doors lead to bedrooms one, two and the bathroom.

#### **BEDROOM ONE** 9' 2" x 12' 2" (2.79m x 3.71m)

Carpeted. Radiator. Large wardrobe. UPVC double glazed window with wooden venetian blind and curtain pole.

#### **BEDROOM TWO** 8' 3" x 12' 4" (2.51m x 3.76m)

Carpeted. Radiator. UPVC double glazed window with wooden venetian blind and curtain pole.

#### **BATHROOM** 6' 2" x 6' 6" (1.88m x 1.98m)

A white suite comprising of a bath with antique style taps and a hand held shower attachment. Pedestal hand wash basin with chrome taps. Low level W/C with chrome lever flush. UPVC window with opaque glass and a metallic venetian blind. Mirror. Towel rail. Shaver point. Vinyl flooring.

## 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.

## 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.

