

A CHARMING AND DECEPTIVELY SPACIOUS TWO BEDROOM TERRACED HOUSE IN NEWTON ABBOT. BENEFITTING FROM A CONSERVATORY ROOM, GARDEN, A QUALITY FITTED KITCHEN AND BATHROOM. AVAILABLE NOW. EPC RATING D. FEES APPLY.



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Fairfield Terrace

Newton Abbot

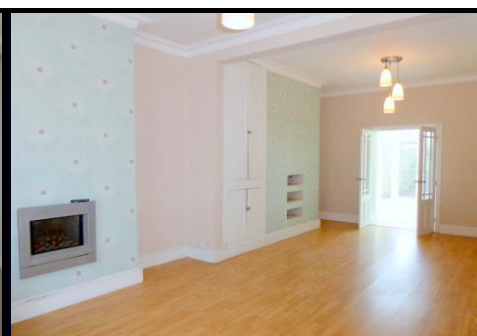
Devon

TQ12 2LH

£675 PCM

Ref: DSN4798

* ENTRANCE PORCH * ENTRANCE HALLWAY * LOUNGE/DINING ROOM * KITCHEN * CONSERVATORY ROOM * TWO BEDROOMS * BATHROOM * REAR ENCLOSED GARDEN * AVAILABLE NOW *
* EPC RATING D * FEES APPLY *



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

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ENTRANCE PORCH

White UPVC door leads into the entrance porch. Wooden door with two beautifully patterned stained glass panels lead into the entrance hallway.

ENTRANCE HALLWAY

Stairs rise to first floor. Doors lead into the spacious lounge/dining room and kitchen which then leads into the conservatory area.

LOUNGE/DINING ROOM

Walls to be painted white. Wood effect laminate flooring. UPVC window with attractive fold-away shutters, net curtain and with a front aspect. Two wall cupboards with white wooden doors. Brushed stainless steel electric wall mounted fire with coal effect. Two half glazed panelled doors lead into the conservatory room.

KITCHEN

Walls to be painted white. A range of beech wood wall and base units with brushed stainless steel handles. Black granite effect work surfaces. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Stylish white metro style tiling. Integrated brushed stainless steel Whirlpool oven with gas hob. Brushed stainless steel extractor hood above. White tiled flooring. Small UPVC window with rear aspect. Radiator. Archway leads out into the conservatory area.

CONSERVATORY ROOM

Walls to be painted white. White tiled flooring. UPVC patio doors lead out to the rear decking with glazed panels either side. UPVC conservatory roof with openers. Radiator.

STAIRS & LANDING

Carpeted stairs rise to the bathroom then a few more steps lead up to the main landing. Doors lead to bedrooms one and two. Coloured stained glass window. Radiator.

BATHROOM

White panelled bath with antique style chrome taps. Large fully tiled curved shower enclosure with thermostatic shower and antique style chrome shower head. Glass double opening doors. Antique style pedestal hand wash basin with antique style chrome taps. Shelf and light above. Low level W/C with chrome push flush and wooden toilet seat and lid. Large UPVC window with opaque glass and wooden venetian blind. Radiator. Stained wooden floorboards.

BEDROOM ONE

Carpeted. Original black cast iron decorative fireplace with white wooden surround (For ornamental use only). Arch alcove. UPVC window with curtain pole and nets. Radiator.

BEDROOM TWO

Carpeted. Original black cast iron decorative fireplace with white wooden surround (For ornamental use only). Arch alcove. UPVC window with curtain pole and roller blind. Radiator.

REAR ENCLOSED GARDEN

Decking area leads out from the conservatory room. Lawned area with red brick flower borders and shrubs. Small gravelled area next to decking.

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.

