

**A FRESHLY DECORATED TWO BEDROOM HOUSE SET IN THE SOUGHT AFTER LOCATION OF CHUDLEIGH. BENEFITTING FROM ALLOCATED PARKING, FRONT GARDEN AND NEW CARPETS TO BE LAID. AVAILABLE NOW. EPC RATING D. FEES APPLY.**



**41**

**Great Hill**

**Chudleigh**

**Devon**

**TQ13 0JS**

**£650 PCM**

**Ref: DSN5065**

**\* NEW CARPETS & FRESHLY DECORATED \* ENTRANCE PORCH\* ENTRANCE HALLWAY \* KITCHEN \* LOUNGE DINER \* TWO BEDROOMS \* BATHROOM \* FRONT GARDEN \* ALLOCATED PARKING \*  
\* 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**

Small path leads to the front entrance at the side of the property. Storm porch. Door leads into the entrance hallway.

#### **SMALL ENTRANCE AREA**

Airing cupboard. Telephone point. New carpets to be provided and freshly decorated.

#### **KITCHEN** 7' 5" x 8' 4" (2.26m x 2.54m)

New vinyl to be laid and freshly decorated. A range of oak wood wall, base and drawer units with grey work surfaces. Stainless steel sink and drainer with chrome mixer tap. Electric oven. Gas hob. Wall mounted gas boiler. Brown UPVC window with a front aspect. Space and plumbing for washing machine. Space for 3/4 height fridge.

#### **LOUNGE/DINER** 15' 7" x 14' 4" (4.75m x 4.37m)

New carpets to be provided and freshly decorated. L-shaped room. Large UPVC window. Two radiators. Stairs rise to first floor.

#### **STAIRS & LANDING**

New carpets to be provided and freshly decorated. Doors lead to bedroom one, bedroom two and the bathroom.

#### **BEDROOM ONE** 12' 1" x 8' 4" (3.68m x 2.54m)

New carpets to be provided and freshly decorated. Built-in wardrobe. UPVC window. One double radiator.

#### **BEDROOM TWO** 8' 11" x 8' 8" (2.72m x 2.64m)

New carpets to be provided and freshly decorated. UPVC window. One double radiator.

#### **BATHROOM**

New vinyl to be provided and freshly decorated. White panelled P-shaped bath with chrome mixer tap and shower over. Curved shower screen. Ivory tiles. Pedestal hand-wash basin with chrome mixer taps. Low level W/C with chrome push flush. Shaver point. Heated towel rail.

#### **GARDEN**

There is a small front garden with a storage area for wheelie bins.

#### **ALLOCATED PARKING**

There is allocated close to the property.



## 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.

