

**AN ATTRACTIVE MODERN THREE BEDROOM SEMI DETACHED HOUSE IN THE VILLAGE OF DARTINGTON. BENEFITTING FROM A GARDEN AND TWO ALLOCATED PARKING SPACES. AVAILABLE END MAY/EARLY JUNE. EPC RATING B.**



11

Tremlett Grove

Dartington

Devon

TQ9 6FU

£925 PCM

Ref: DSN5006

\* TWO ALLOCATED PARKING SPACES \* REAR ENCLOSED GARDEN \* DOWNSTAIRS CLOAKROOM \* LOUNGE \* KITCHEN/DINER \* THREE BEDROOMS- MASTER WITH EN-SUITE \* FAMILY BATHROOM \*  
\* AVAILABLE END MAY/EARLY JUNE \* EPC RATING B \*



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

## **FRONT OF PROPERTY**

Enclosed front garden with a lawned area. Path leads to the front entrance. Wooden gate with fencing and a laurel hedge enclose the garden.

## **ENTRANCE HALLWAY**

Wooden front door with an inset glass panel leads into the entrance hallway. Inset mat. Carpeted. Coat hooks. Radiator. Stairs rise to first floor with cupboard under. Doors lead to downstairs cloakroom, lounge and kitchen/diner.

## **DOWNSTAIRS CLOAKROOM**

Tile effect vinyl flooring. Corner style pedestal hand wash basin. Low level W/C with chrome push flush. UPVC window with opaque glass.

## **LOUNGE** 14' 10" x 10' 3" (4.52m x 3.12m)

Carpeted. Full length UPVC window with curtain pole and views to front garden. Radiator.

## **KITCHEN/DINER** 17' 6" x 11' 3" (5.33m x 3.43m)

A range of modern grey high-gloss wall and base units with vertical chrome handles. Grey marble effect work surfaces. Tile effect vinyl flooring. Stainless steel sink and drainer with chrome mixer tap. Wall mounted boiler in cupboard. Brushed stainless steel Electrolux electric cooker with brushed stainless steel Electrolux gas hob. Brushed stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. UPVC window with view to the garden and a venetian blind. UPVC casement patio doors to the rear patio with a curtain pole. Radiator.

## **STAIRS AND LANDING**

Carpeted. Large storage cupboard with pine slatted shelves. Doors lead to bedrooms one, two, three and the bathroom. Radiator.

## **BEDROOM ONE** 12' 4" x 10' 4" (3.76m x 3.15m)

Carpeted. Full length windows with curtain pole. Radiator. Door into the en-suite shower room.

## **EN-SUITE SHOWER ROOM** 7' 8" x 3' 10" (2.34m x 1.17m)

Fully tiled double shower cubicle with glass sliding doors and a Mira Escape shower. Pedestal hand wash basin with chrome mixer tap and large mirror over. Low level W/C with chrome push flush. Shaver socket. Radiator. Tile effect vinyl flooring.

## **BEDROOM TWO** 10' 4" x 9' 7" (3.15m x 2.92m)

Carpeted. UPVC window with black-out roller blind, curtain pole and a rear aspect. Radiator.

## **BEDROOM THREE** 8' 2" x 6' 11" (2.49m x 2.11m)

Carpeted. UPVC window with curtain pole and black-out roller blind. Built-in wardrobe with hanging rail and pine slatted shelves. Radiator.

## **FAMILY BATHROOM**

White suite comprising of panelled bath with chrome mixer tap and hand-held shower attachment. Pedestal hand wash basin with chrome mixer tap and mirror over. Low level W/C with chrome push flush. Shaver socket. Tile effect vinyl flooring. Radiator. UPVC window with opaque glass and venetian blind.

## **REAR GARDEN**

Enclosed garden and patio area with access from the patio doors in the dining area. Large plastic storage box. Gate gives access to the allocated parking spaces.

## **PARKING**

There are two allocated parking spaces to the rear of 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**

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". 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: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

For Banding Information, and details of the amount payable in the current tax year.

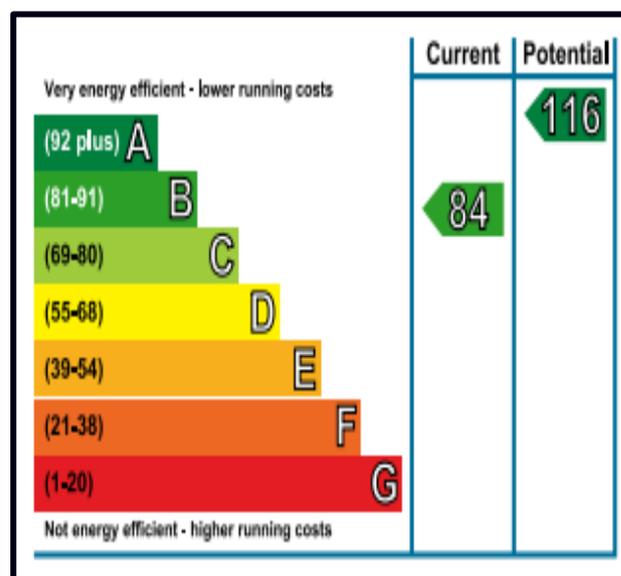
## **TENANCY**

Please note this property is MANAGED by Woods Letting and Property Management

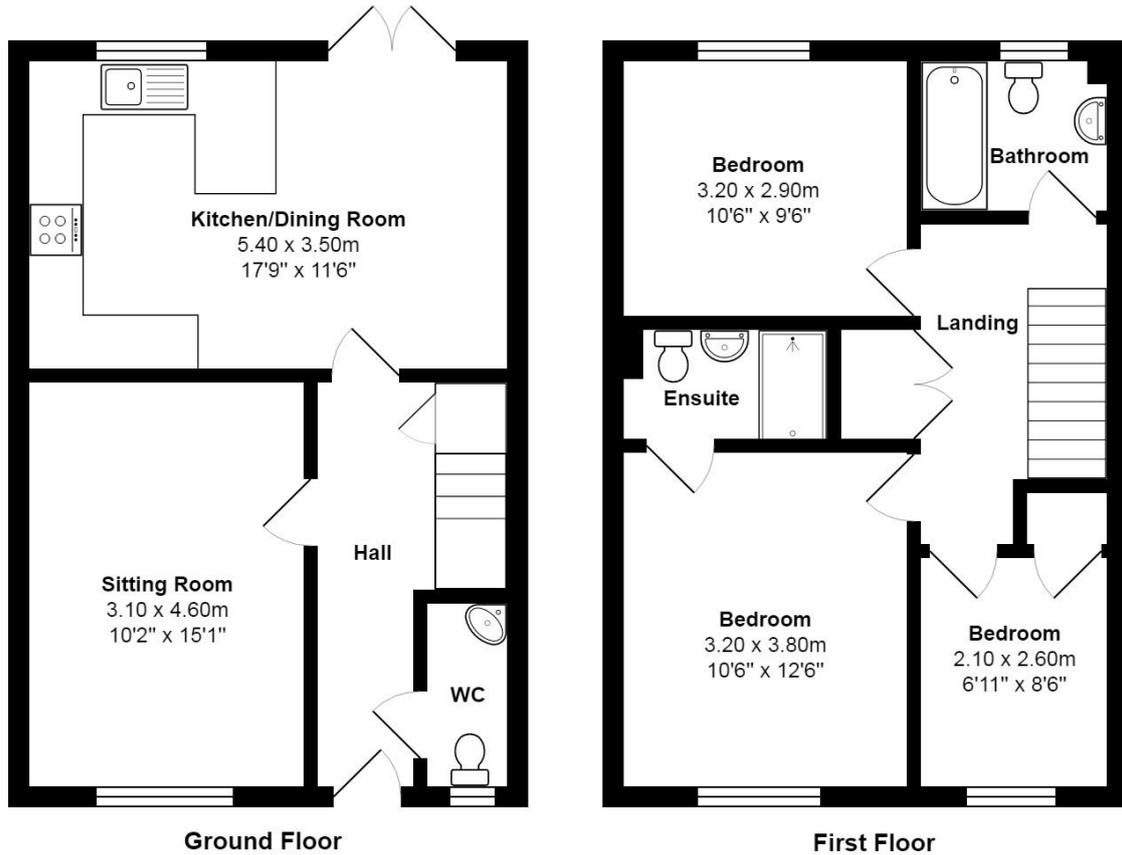
**Viewing** Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

**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.



## FLOORPLAN:



11 Tremlett Grove, Dartington  
Total Area: 89.7 m<sup>2</sup> ... 966 ft<sup>2</sup>



All measurements are approximate and for display purposes only