

A THREE BEDROOM SEMI-DETACHED HOUSE SET IN A QUIET AREA OF CHUDLEIGH. BENEFITTING FROM A MODERN KITCHEN AND GENEROUS SIZED ROOMS. AVAILABLE NOW. EPC RATING D. FEES APPLY



32

Beechwood Road

Chudleigh

Devon

TQ13 0JE

£685 PCM

Ref: DSN4786

*** ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN * UTILITY ROOM * SHOWER ROOM * THREE BEDROOMS * FRONT & REAR GARDENS * 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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FRONT OF PROPERTY

The front garden has two patio areas with steps in between which lead to the front porch. UPVC door leads into the entrance hallway.

ENTRANCE HALLWAY

UPVC front door with full length panel to side. Carpeted Radiator. Stairs rise to first floor with under stairs cupboard. Fully glazed door to lounge/diner.

LOUNGE/DINER 24' 4" x 10' 10" (7.42m x 3.3m)

Stone fireplace with coal effect gas fire. Double glazed patio doors giving access to front patio. UPVC window with rear aspect. Vinyl flooring. Two radiators. Fully glazed door to kitchen.

KITCHEN 9' 3" x 7' 10" (2.82m x 2.39m)

A range of white wooden wall and base units with wood effect work surfaces with complimentary coloured tiled splashbacks. Integrated dishwasher. Brushed stainless steel Diplomat gas hob and electric oven with brushed stainless steel extractor hood over. Integrated fridge. Stainless steel sink and drainer with chrome mixer tap. Halogen lights. Tile effect flooring. Ladder effect style radiator. Door to utility room.

UTILITY ROOM

Integrated Hotpoint washer/dryer. Integrated Fridgemaster freezer. Tile effect vinyl flooring. Glazed door to garden.

STAIRS AND LANDING

Carpeted. Doors lead to all bedrooms and the bathroom. PLEASE NOTE: No access to the loft

BEDROOM ONE 13' 0" x 8' 8" (3.96m x 2.64m)

Carpeted. Radiator. Range of mirrored built-in wardrobes with cupboards over. UPVC double glazed window with front aspect.

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m)

Carpeted. Range of built-in wardrobes. UPVC double glazed window with rear aspect. Radiator.

BEDROOM THREE 9' 11" x 7' 0" (3.02m x 2.13m)

Carpeted. UPVC double glazed window with front aspect. Radiator.

BATHROOM 5' 5" x 7' 10" (1.65m x 2.39m)

Shower cubicle with Mira Advance electric shower. Pedestal wash hand basin with chrome taps. Low level W/C with lever flush. UPVC double glazed window. Chrome heated towel rail. Vinyl flooring.

REAR GARDEN

The rear garden is laid to concrete. Purpose built storage shed.

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.

