

A CONVENIENTLY SITUATED TWO BEDROOM OPEN-PLAN COACH HOUSE IN NEWTON ABBOT. BENEFITTING FROM A GARAGE & OPEN PLAN LIVING AREA. AVAILABLE MID JANUARY. EPC RATING B. FEES APPLY.



**74
Orleigh Cross
Newton Abbot
Devon
TQ12 2FY

£695 PCM
Ref: DSN4821**

*** ENTRANCE HALLWAY * OPEN PLAN LIVING ROOM AND KITCHEN * TWO BEDROOMS * BATHROOM * GARAGE * AVAILABLE MID JANUARY * EPC RATING B * FEES APPLY ***



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

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FRONT ENTRANCE

Orange door leads into the entrance hallway. Carpeted and fitted door mat. Stairs rise to the first floor landing.

STAIRS & LANDING

Carpeted. UPVC double glazed window with rear aspect and a brushed stainless steel curtain pole. Large storage cupboard housing the gas central heating boiler. Doors lead to the open-plan lounge and kitchen, bedrooms one and two and the bathroom.

OPEN-PLAN KITCHEN/LOUNGE *12' 0" x 18' 6" (3.65m x 5.63m)*

LOUNGE AREA:

Carpeted. Radiator. UPVC double glazed window with front aspect and a brushed stainless steel curtain pole. Brushed stainless steel central light fitting.

KITCHEN AREA:

A high quality range of Hi-gloss white and wood effect wall and base units with brushed stainless steel handles. Dark wood effect work surfaces and splashbacks. Integrated fridge and freezer. Integrated SMEG fan-assisted oven. SMEG brushed stainless gas hob with brushed stainless steel extractor hood above. Integrated Apell washer/dryer. Integrated dishwasher. Spotlights. UPVC double glazed window with rear aspect and a roller blind. Stone tile effect vinyl flooring.

MASTER BEDROOM *10' 4" x 14' 6" (3.15m x 4.42m)*

Beech wood effect fitted three-door wardrobe. Carpeted. Radiator. UPVC double glazed window with front aspect and a brushed stainless steel curtain pole.

BEDROOM TWO *8' 10" x 8' 11" (2.69m x 2.72m)*

Carpeted. Radiator. UPVC double glazed window with front aspect and a brushed stainless steel curtain pole.

FAMILY BATHROOM *6' 6" x 5' 7" (1.98m x 1.70m)*

White suite comprising of a panelled bath with chrome mixer tap. Chrome thermostatic shower over bath and a glass shower screen. Pedestal hand wash basin with chrome mixer tap and a mirror above. Chrome wall fittings. Low level W/C with chrome push flush buttons. Stone effect vinyl flooring. Radiator. UPVC obscured double glazed window with rear aspect and a roller blind.

GARAGE *18' 8" x 8' 11" (5.69m x 2.72m)*

Garage is situated under 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.

