

AN IMMACULATE THREE BEDROOM HOUSE IN NEWTON ABBOT. BENEFITIING FROM TWO ALLOCATED PARKING SPACES, REAR ENCLOSED GARDEN & MASTER BEDROOM WITH EN-SUITE. AVAILABLE EARLY SEPTEMBER . EPC RATING B. FEES APPLY.



**16
Clover Way
Newton Abbot
Devon
TQ12 1GE

£825 PCM
Ref: DSN4753**

*** ENTRANCE HALLWAY * CLOAKROOM * LOUNGE * KITCHEN/DINER * THREE BEDROOMS-MASTER WITH EN-SUITE * FAMILY BATHROOM * REAR ENCLOSED GARDEN * TWO ALLOCATED PARKING SPACES * AVAILABLE EARLY SEPTEMBER * EPC RATING B * FEES APPLY ***



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

ENTRANCE HALLWAY

Storm porch. Door leads into the entrance hallway. Carpeted. Stairs rise to first floor. Under stairs cupboard with plumbing and space for washing machine with a shelf over. Small under stairs storage cupboard. Doors lead to cloakroom, kitchen/diner and lounge.

DOWNSTAIRS CLOAKROOM

Vinyl flooring. Corner hand wash basin with chrome mixer tap and tiled splashback. Low level W/C with chrome push flush. Radiator.

LOUNGE *15' 2" x 10' 7" (4.62m x 3.22m)*

Carpeted. Two UPVC fixed panel windows and one set of UPVC double doors with wooden curtain pole and access to the patio and garden. Radiator.

KITCHEN/DINER *13' 3" x 8' 1" (4.04m x 2.46m)*

A range of cream Hi-gloss and wood effect wall, drawer and base units with black granite effect work surfaces. Integrated Smeg brushed stainless steel electrical split-level cooker. Integrated brushed stainless steel microwave. Brushed stainless steel Smeg hob with a brushed stainless steel extractor hood over. Integrated fridge/freezer. Plumbing and space for dishwasher. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Dark wood effect vinyl flooring. Glazing with curtain track and with a front aspect. Radiator.

STAIRS & LANDING

Carpeted. Airing cupboard housing the hot water cylinder and wall mounted Logic gas central heating boiler. UPVC side window with curtain track. Radiator. Doors lead to all bedrooms and the family bathroom.

BEDROOM ONE *10' 5" x 8' 6" (3.17m x 2.59m)*

Carpeted. Built-in wardrobe with sliding doors, hanging rail and shelf above. Door to the en-suite shower room. UPVC window with curtain track and with a rear aspect. Radiator.

EN-SUITE SHOWER ROOM *8' 5" x 5' 5" (2.56m x 1.65m)*

Fully tiled shower cubicle with thermostatic shower and bi-folding glass doors. Wall mounted hand wash basin with chrome mixer tap, flip-up waste and a mirror above. Low level W/C with chrome push flush. Glass shelf. Chrome ladder-style radiator. Vinyl flooring. Irregular shaped room.

BEDROOM TWO *9' 5" x 8' 2" (2.87m x 2.49m)*

Carpeted. UPVC glazing with curtain track and a front aspect. Radiator.

BEDROOM THREE *7' 11" x 6' 5" (2.41m x 1.95m)*

Carpeted. UPVC glazing with curtain track and a rear aspect. Radiator.

FAMILY BATHROOM *6' 9" x 5' 10" (2.06m x 1.78m)*

White suite comprising of a panelled bath with chrome mixer tap and a thermostatic shower over. Marble effect tiles. Glass shower screen. Wall mounted hand wash basin with chrome mixer tap. Low level W/C with chrome push flush. Chrome ladder style radiator. Wall mounted mirror. UPVC window with opaque glass and a roller blind. Vinyl flooring.

REAR ENCLOSED GARDEN

Access from the lounge. Patio surrounded by a picket fence with steps down to a level enclosed lawn. Access at the side at the property via a gate.

ALLOCATED PARKING

There are two allocated parking spaces at the front 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

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 NOT 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.

