

A THREE FLOOR TOWNHOUSE WITH THREE BEDROOMS SET IN A SOUGHT AFTER AREA OF NEWTON ABBOT. BENEFITTING FROM MASTER BEDROOM WITH EN-SUITE, REAR ENCLOSED GARDEN & TWO ALLOCATED PARKING SPACES. AVAILABLE NOW. EPC RATING B. FEES APPLY.



9

Buttercup Way

Newton Abbot

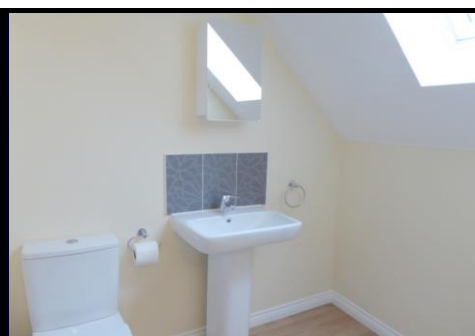
Devon

TQ12 1GT

£875 PCM

Ref: DSN5029

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



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

FRONT OF PROPERTY

Short path leads to the front door with small shrub and flower borders either side. Canopy above front door.

ENTRANCE HALLWAY

Front door leads into the entrance hallway. Coir matting leads to carpet. Doors lead to kitchen/breakfast room, lounge and downstairs cloakroom. Stairs rise to first floor. Under stairs storage cupboard. Four coat hooks. Radiator.

DOWNSTAIRS CLOAKROOM

Wood effect vinyl flooring. W/C. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Radiator. Chrome toilet roll holder and towel ring.

LOUNGE 13' 10" x 12' 8" (4.21m x 3.86m)

Carpeted. UPVC patio doors lead out to the rear garden. Metallic curtain track with grey full length and lined curtains. Radiator.

KITCHEN/DINER/BREAKFAST ROOM 12' 4" x 8' 10" (3.76m x 2.69m)

A range of cream shaker style wall, base and drawer units with dark wood effect butchers block work surfaces. Stainless steel one and a half bowl sink and drainer with stainless steel mixer tap. Brushed stainless steel Zanussi electric cooker with a brushed stainless steel Zanussi gas hob. Brushed stainless steel extractor hood above. Fully integrated Zanussi fridge/freezer. Fully integrated washer/dryer. Glazing with roman blind and a front aspect. Wood effect vinyl flooring. Radiator. Cupboard housing Ideal Logic Combi 35 boiler.

STAIRS & LANDING TO FIRST FLOOR

Carpeted. UPVC glazing with a roman blind and a front aspect. Radiator. Space for a small desk or office space. Doors lead to bedrooms one, two and the family bathroom. Stairs rise to second floor.

BEDROOM TWO 13' 10" x 12' 8" (4.21m x 3.86m)

Carpeted. Glazing with metallic curtain track, full length and lined curtains and with a rear aspect. Radiator.

BEDROOM THREE 9' 6" x 7' 1" (2.89m x 2.16m)

Carpeted. Glazing with a roman blind and a front aspect. Radiator.

FAMILY BATHROOM

Panelled bath with chrome taps and chrome handles. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Feature tiling around the bath and basin. Low level W/C with chrome push flush. Extractor hood. Radiator. Wood effect vinyl flooring. Wall mounted with mirror fronted doors. Hook to the rear of the door. Chrome towel ring and toilet roll holder.

STAIRS & LANDING TO SECOND FLOOR

Carpeted stairs rise to a small landing. Door leads to the master bedroom and en-suite shower room.

MASTER BEDROOM 19' 7" x 9' 10" (5.96m x 2.99m)

Carpeted. Dormer window with roman blind and a front aspect. Recess for a wardrobe. Radiator. Door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Double fully tiled shower enclosure with an Aqualisa electric shower and glass sliding doors. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Low level W/C with chrome push flush. Wood effect vinyl flooring. Radiator. Velux window. Cabinet with mirrored door. Chrome towel ring and toilet roll holder.

REAR ENCLOSED GARDEN

Enclosed rear garden is accessed from the patio doors from the lounge. Small patio and a path. Access to the rear via a gate. Shed.

ALLOCATED 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

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.

