

**A GROUND FLOOR FLAT LOCATED IN THE SOUGHT AFTER LOCATION OF KINGSTEIGNTON.  
BENEFITING FROM A BRAND NEW BATHROOM, MODERN KITCHEN, REAR ENCLOSED GARDEN  
AND OFF-ROAD PARKING. EPC RATING E. AVAILABLE NOW. FEES APPLY**



**GFF, 18**

**Orchid Vale**

**Kingsteignton**

**Devon**

**TQ12 3YS**

**£500 PCM**

**Ref: DSN4822**

\* ENTRANCE HALLWAY \* MODERN KITCHEN \* LOUNGE \* DOUBLE BEDROOM \* BRAND NEW BATHROOM  
\* REAR ENCLOSED GARDEN \* DRIVEWAY PARKING \* EPC RATING E \* AVAILABLE NOW \*  
\* 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**

A tarmac driveway provides an off road parking space and also gives access, via a timber gate, to the rear garden. A few steps bordered by a brick wall and a panelled fence, lead up to the front entrance. Built-in garden store cupboard. UPVC half glazed front door, with obscured glass, leads into the entrance hall.

#### **ENTRANCE HALLWAY**

Carpeted. Timber and glazed door leading in to the lounge/dining room.

#### **LOUNGE/DINING ROOM** *16' 11" x 10' 11" (5.15m x 3.32m)*

Carpeted. A UPVC framed double glazed window with a front aspect. A second UPVC framed double glazed window with a side aspect. Door to large understairs storage cupboard with light and fitted shelves (under the staircase to the flat above). Night storage heater. Door to inner hallway.

#### **INNER HALLWAY**

Built-in airing cupboard housing the hot water cylinder, immersion heater and with pine slatted shelves. Built-in storage cupboard with fitted shelving. Door leads to the kitchen, bedroom and bathroom.

#### **KITCHEN** *9' 11" x 5' 8" (3.02m x 1.73m)*

A Range of modern cream wall and base units with brushed stainless steel handles. Beige mottled worksurfaces and white tiled surrounds. Stainless steel sink and drainer with chrome mixer tap. Integrated electric cooker with an electric hob and extractor hood over. Space and plumbing for washing machine. UPVC double glazed back door leads out to the rear garden. UPVC double glazed window overlooking the rear garden. Space for further appliance. Beige vinyl flooring. Electric panel heater.

#### **BEDROOM** *9' 11" x 8' 11" (3.02m x 2.72m)*

Carpeted. UPVC double glazed window overlooking the rear garden. Large built-in double wardrobe with double opening doors, hanging rail and fitted shelf. Electric panel heater.

#### **BRAND NEW BATHROOM**

A brand new white bathroom comprising of a paneled bath with mixer tap and shower attachment over. Pedestal wash hand basin with chrome mixer tap. Low level W/C. UPVC framed double glazed window with obscure glass. New vinyl flooring.

#### **THE REAR GARDEN**

The property occupies a corner plot which provides a large secure garden that is larger than average for a ground floor flat. Outside water tap. A paved pathway gives access to the parking area via the timber gate.

## 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.

