

A CHARMING THREE BEDROOM SEMI-DETACHED HOUSE SET IN THE VILLAGE OF STAVERTON. BENEFITTING FROM FRONT & REAR GARDENS, GARAGE & CONSERVATORY. AVAILABLE NOW. EPC RATING E. FEES APPLY.



2 Nelson Cottages

Staverton

Devon

TQ9 6PA

£1,200 PCM

Ref: DSN5038

* ENTRANCE PORCH * LOUNGE * KITCHEN/DINER * UTILITY ROOM & CLOAKROOM * CONSERVATORY *
THREE BEDROOMS * FAMILY BATHROOM * FRONT & REAR GARDENS * GARAGE & PARKING *
* AVAILABLE NOW * EPC RATING E * FEES APPLY *



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

FRONT OF PROPERTY

White picket gate leads into the front garden enclosed by hedges and perennial flower beds. Pathway leads up to the front entrance. Level lawned area. Trellis timber archways over path.

ENTRANCE PORCH

Wooden door leads into the entrance porch. Feature stone wall. Wrought iron coat hooks. Tiled flooring. Fully glazed UPVC door leads into the lounge.

LOUNGE 13' 1" x 19' 4" (3.98m x 5.89m)

New carpet. Cast iron open fireplace with grey marble surround and a black hearth. Built-in cupboard and shelf to the chimney breast recess. Two UPVC windows with taupe full length, lined curtains and with a front and side aspect. Three radiators. Carpeted stairs rise to first floor. Stripped pine door to the kitchen/diner.

KITCHEN AREA 7' 3" x 19' 4" (2.21m x 5.89m)

A range of cream shaker-style wall, base and drawer units with butchers block effect work surfaces. White composite one and a half bowl sink and drainer with chrome mixer tap. Feature painted brick archway over a green Rangemaster electric double oven and grill. Brushed stainless steel extractor hood above. Integrated fridge. Beko dishwasher (Please note the landlord holds no responsibility for the dishwasher). Tiled flooring continues into the dining area.

DINING AREA 10' 10" x 11' 2" (3.30m x 3.40m)

Glazing with view to the side and rear with wooden curtain poles and cream full length and lined curtains. Wooden casement doors lead out to the conservatory. Wooden barn style door leads to the utility room.

CONSERVATORY 9' 10" x 12' 6" (2.99m x 3.81m)

Tiled flooring. Dwarf wall. Half glazed UPVC door. Roof blinds. Vertical blinds. Wall mounted panel heater with timer and remote control.

UTILITY ROOM

White shaker style wall and base units with black granite effect work surfaces. Tiled flooring. UPVC half glazed door leads into the back garden. Zanussi washing machine & Hotpoint freezer (Please note the landlord holds no responsibility for these two appliances). Door leads to the cloakroom.

CLOAKROOM

Pedestal hand wash basin with chrome mixer tap. W/C with lever flush. Cupboard with sliding doors, hanging rail and shelves. Tiled flooring.

STAIRS & LANDING

Carpeted. Pine bannisters. Airing cupboard housing the hot water cylinder, pine slatted shelves and central heating timer controller. Doors lead to bedrooms one, two, three and bathroom.

BEDROOM ONE 11' 2" x 12' 6" (3.40m x 3.81m)

Carpeted. Stripped pine door. Built-in wardrobe with shelves and hanging rail. Glazing with white curtain pole, cream full length and lined curtains and with a front aspect. Radiator.

BEDROOM TWO 10' 10" x 11' 10" (3.30m x 3.60m)

Stripped pine door. Carpeted. Built-in wardrobe with hanging rail and cupboards above. Glazing with white wooden curtain pole, short and lined curtains and with a garden view.

BEDROOM THREE 7' 7" x 9' 2" (2.31m x 2.79m)

Stripped pine door. Carpeted. Wooden built-in wardrobe with a hanging rail and a cupboard over. Glazing with a curtain track, cream 3/4 length and lined curtains and with a view to the side garden.

FAMILY BATHROOM

Panelled bath with chrome mixer tap and with a thermostatic shower over and a glass shower screen. Pedestal hand wash basin with chrome mixer tap and a circular mirror over. Low level W/C with lever flush. Cupboard with shelves. Vinyl flooring. Cream tiles with a brown mosaic border. A range of chrome bathroom fittings. Chrome ladder style radiator. Glazing with net curtains and a view to the garden.

REAR GARDEN

Patio seating area. Two level areas of lawn surrounded by attractive shrub and flower borders and a few trees. Path leading through the centre. Pond will be covered with metal grid. Large garage. Rear gate.

GARAGE & PARKING

Garage with a remote. Power and light. Additional side door. Strictly one parking space in front of the garage.

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: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

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.

Energy Performance Certificate

2 Nelson Cottages, Staverton, TOTNES, TQ9 6PA

Dwelling type: Semi-detached house
Date of assessment: 05 April 2017
Date of certificate: 06 April 2017

Reference number: 0158-2060-7284-5413-1914
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,081

Over 3 years you could save: £ 1,269

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 198 over 3 years	<div> <p>You could save £ 1,269 over 3 years</p> </div>
Heating	£ 2,232 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 543 over 3 years	£ 222 over 3 years	
Totals	£ 3,081	£ 1,812	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

A (91-101)

B (81-91)

C (69-81)

D (55-69)

E (39-55)

F (21-39)

G (1-21)

Not energy efficient - higher running costs

Current: 70

Potential: 70

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 597
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 57

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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