

A WELL PRESENTED TWO BEDROOM MID-TERRACED PROPERTY IN THE POPULAR LOCATION OF OGWELL. BENEFITTING FROM MODERN KITCHEN, ENCLOSED GARDEN & OFF ROAD ALLOCATED PARKING SPACE. AVAILABLE MID AUGUST. EPC RATING C. FEES APPLY.



16

Webber Close

Ogwell

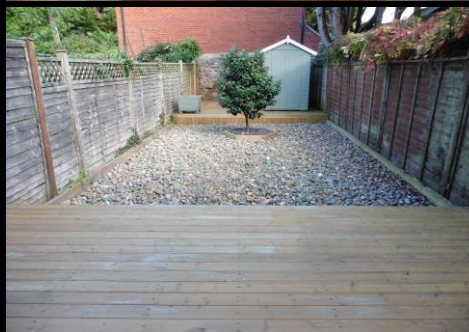
Devon

TQ12 6YL

£695 PCM

Ref: DSN4154

*** ENTRANCE PORCH * LOUNGE * KITCHEN/BREAKFAST ROOM * TWO BEDROOMS * SHOWER ROOM *
ENCLOSED GARDEN * ALLOCATED PARKING SPACE * AVAILABLE MID AUGUST * EPC RATING C *
* FEES APPLY ***



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

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FRONT

There is an enclosed patio area with picket fencing which leads to the front entrance of the property. Half glazed front door leads into the entrance porch.

ENTRANCE PORCH

Wood effect vinyl flooring. Coat hooks. Half glazed internal door into the lounge.

LOUNGE 15' 5" x 11' 10" (4.70m x 3.60m)

Wood effect vinyl flooring. UPVC window with metallic curtain pole. Radiator. Carpeted stairs rise to first floor.

KITCHEN/BREAKFAST ROOM 11' 9" x 8' 7" (3.58m x 2.61m)

A range of cream hi-gloss wall and base units with black granite effect work surfaces. Colourful stripey splashbacks. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel Ignis electric oven with Ignis halogen hob. Brushed stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Window with view to the garden. Radiator. Half glazed UPVC door to the garden. Wood effect vinyl flooring.

STAIRS AND LANDING

Carpeted. White painted wood spindles and hand rail. Doors lead to bedroom one and two and the bathroom.

BEDROOM ONE 11' 11" x 8' 7" (3.63m x 2.61m)

Carpeted. UPVC window and a metallic pole with a rear aspect. Radiator.

BEDROOM TWO 8' 8" x 8' 8" (2.64m x 2.64m)

Carpeted. UPVC window and metallic curtain pole with a front aspect. Radiator. Built-in cupboard housing the gas central heating boiler and shelf.

SHOWER ROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Fully tiled shower room. Double shower enclosure with a thermostatic shower and glass sliding doors. Pedestal hand wash basin and chrome mixer tap with a mirror and shelf above. Low level W/C with chrome push flush. Chrome toilet roll holder and chrome towel ring. Radiator. Tiled flooring.

ENCLOSED REAR GARDEN

Door from the kitchen leads out into the enclosed rear garden. Two areas of decking at either end of the garden with ornamental stone pebbled floor covering in between and a small tree. Shed.

PARKING

There is one allocated parking space with the number 16 on it.

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 36110

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.

