

A SPACIOUS DETACHED FOUR BEDROOM FAMILY HOUSE IN THE POPULAR TOWN OF CHUDLEIGH. BENEFITTING FROM A CONSERVATORY, INTEGRATED GARAGE, GARDEN AND RECENTLY REPAINTED. AVAILABLE MID JULY. EPC RATING D. FEES APPLY.



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Church View

Chudleigh

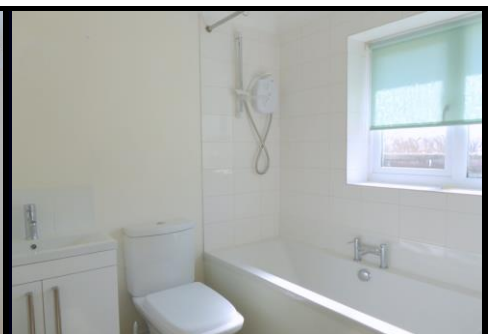
Devon

TQ13 0JW

£1,150 PCM

Ref: DSN3797

* ENTRANCE HALLWAY * CLOAKROOM * LOUNGE * CONSERVATORY * DINING ROOM * KITCHEN * FOUR BEDROOMS-MASTER WITH EN-SUITE * FAMILY BATHROOM * INTEGRAL GARAGE WITH UTILITY AREA *
* ENCLOSED GARDEN * AVAILABLE MID JULY * EPC RATING D * FEES APPLY *



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

FRONT OF PROPERTY

Tarmac driveway with parking for one car leads to the garage. Front lawned garden. Outside light. Canopy porch. UPVC wood effect panelled part glazed front door and matching side screen leads into the entrance hallway.

ENTRANCE HALL 13' 4" x 5' 8" (4.06m x 1.73m)

Freshly painted. Radiator. Stairs rise to first floor with under stair cupboard and coat area. Part wood effect laminate flooring and part carpet. Ceiling spotlights. Dado rail. Door to integral garage.

CLOAKROOM

Freshly painted. Wood effect vinyl flooring. Rectangular shaped basin with chrome mixer taps set in a white Hi-gloss vanity unit. Low level W/C with chrome push flush. UPVC window with opaque glass.

LOUNGE 13' 10" x 11' 4" (4.21m x 3.45m)

Freshly painted. Slate hearth and surround with electric coal effect fire. Radiator and cover. Two wall light points. Carpeted. Sliding patio door, with curtain pole, curtains and net curtains, lead into the conservatory.

CONSERVATORY 9' 2" x 9' 0" (2.79m x 2.74m)

Freshly painted. UPVC double glazed windows on three sides. Wood effect laminate flooring. Radiator. Door to garden.

DINING ROOM 10' 0" x 8' 3" (3.05m x 2.51m)

Freshly painted. Double glazed window to front with curtain pole, curtains and vertical blind. Radiator and cover Wood block flooring.

KITCHEN 11' 4" x 8' 7" (3.45m x 2.61m)

Freshly painted. A newly refurbished kitchen with a range of modern dark wood base units. Black/grey marble work surfaces. One and a quarter bowl stainless steel sink and drainer with chrome mixer tap. Split level built in stainless steel Indesit electric oven and grill with new stainless steel gas hob and back plate with a brushed stainless steel extractor hood over. Plumbing and space for a dishwasher. Integrated fridge. White tiled surrounds. Radiator. Two LED light fittings. Double glazed window with venetian blind overlooking rear garden. UPVC half glazed stable door giving access to the side of the garden.

STAIRS AND LANDING

Freshly painted. Dado rail. Radiator. Doors lead to all bedrooms and the bathroom.

BEDROOM ONE 13' 9" x 11' 0" (4.19m x 3.35m)

Freshly painted. Built in wardrobe/storage cupboard with electric light. Radiator. Telephone point. TV point. Double glazed window with black metallic curtain pole and curtains with front aspect. Door to en-suite.

EN-SUITE SHOWER ROOM

Freshly painted. Fully tiled square shower cubicle with side entry sliding doors and Mira Vie electric shower unit. Rectangular hand wash basin with chrome lever action mixer taps set into a white Hi-gloss vanity unit. Low level W/C with chrome push flush. Wood effect vinyl flooring. UPVC window with opaque glass. Chrome ladder-style radiator.

BEDROOM TWO 11' 2" x 8' 2" (3.40m x 2.49m)

Freshly painted. With double glazed window to front aspect. Radiator. Telephone point. UPVC window with curtain pole and curtains.

BEDROOM THREE 10' 9" x 7' 3" (3.27m x 2.21m)

Freshly painted. UPVC window with curtain pole and curtains with rear aspect to distant views. Radiator.

BEDROOM FOUR 7' 9" x 6' 5" (2.36m x 1.95m)

Freshly painted. Double glazed window with curtain pole and curtains with rear aspect and distant views. Radiator.

BATHROOM

Freshly painted. Large bath with chrome lever action taps and Mira Vie electric shower over. Large hand wash basin with chrome lever action taps and chrome pop-up waste set into white Hi-gloss vanity unit. Low level W/C with chrome push flush. Wood effect vinyl flooring. UPVC window with opaque glass and roller blind. Chrome ladder-style radiator. Extractor fan. Airing cupboard housing the hot water cylinder and pine slatted shelves.

REAR ENCLOSED GARDEN

Raised decked area from the conservatory. Steps lead down to the level area of lawn. Side gate with access to the garden.

INTEGRAL GARAGE 16' 6" x 7' 5" (5.03m x 2.26m)

Integral garage with electric roller shutter door, power and light. **UTILITY AREA** At the rear of the garage with plumbing for washing machine. Space and vent for tumble dryer. Stainless steel sink unit with mixer taps and cupboard under and wall cupboards over. Wall mounted gas fired boiler for central heating and domestic hot water. Electricity fuse switch box to wall.

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.

