

**A SPACIOUS THREE BEDROOM HOUSE SET IN THE QUIET VILLAGE OF KINGSKERSWELL. BENEFITTING FROM NEW CARPETS, ENCLOSED GARDEN/PATIO AREA AND ALLOCATED PARKING SPACE. AVAILABLE MID MARCH. EPC RATING D. FEES APPLY.**



**9**

**Rose Hill Close**

**Kingskerswell**

**Devon**

**TQ12 5GE**

**£775 PCM**

**Ref: DSN4926**

**\* NEW CARPETS \* ENTRANCE HALLWAY \* LOUNGE/DINER \* KITCHEN/BREAKFAST ROOM \* THREE BEDROOMS \* FAMILY BATHROOM \* ENCLOSED GARDEN AND PATIO \* ALLOCATED PARKING \* AVAILABLE MID MARCH \* EPC RATING D \* FEES APPLY \***



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

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#### **ENTRANCE HALLWAY**

Wooden door with two half glazed stained glass windows leads into the entrance hallway. Coir matting. Carpeted. Stairs rise to first floor. Radiator. Door leads into the inner hall. Doors lead to the lounge/diner then on through an arch into the kitchen/breakfast room.

#### **LOUNGE/DINER** 15' 0" x 13' 4" (4.57m x 4.06m)

New carpet. Wooden window with half glazed wooden door leading out to the garden. Eyelet top curtains to be provided for the wooden curtain pole. Radiator. Under stairs storage cupboard.

#### **KITCHEN/BREAKFAST ROOM** 12' 3" x 8' 6" (3.73m x 2.59m)

A range of light wood effect wall and base units with cream mottled effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel Hotpoint electric oven. New brushed stainless steel gas hob. Integrated extractor hood above. Beko washing machine :(Please note the landlord holds no responsibility for this item). Space for fridge/freezer. Tile effect vinyl flooring. Glazing with a front aspect. Radiator. New wall mounted Glow-worm central heating boiler.

#### **STAIRS AND LANDING**

Carpeted. Airing cupboard with two pine slatted shelves. One window with opaque glass and a side aspect. Doors lead to bedrooms one, two, three and the bathroom.

#### **BEDROOM ONE** 15' 0" x 9' 0" (4.57m x 2.74m)

New carpet. Cupboard with hooks. Glazing with a wooden curtain pole and curtains. Radiator.

#### **BEDROOM TWO** 11' 0" x 7' 3" (3.35m x 2.21m)

New carpet. Glazing with wooden curtain pole, curtains and with a view of the rear garden. Radiator.

#### **BEDROOM THREE** 7' 10" x 7' 4" (2.39m x 2.23m)

New carpet. Glazing with wooden curtain pole and curtains. Radiator.

#### **BATHROOM** 7' 11" x 5' 2" (2.41m x 1.57m)

White bath with chrome mixer tap and a Mira Vie electric shower over with a quad-fold shower screen. Hand wash basin with chrome mixer tap and set in a Hi-gloss vanity unit. Mirror fronted cabinet with light above the basin. Low level W/C with chrome lever flush. Chrome ladder style radiator. New vinyl flooring. Extractor fan. Four down lighters.

#### **ENCLOSED GARDEN**

With access from the lounge/diner via a wooden door. Enclosed rear garden with a level patio and lawned area. Plastic storage box. Rotary line. Access to the front of the property via a gate.

#### **PARKING**

There is one allocated parking space at the front 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.

