

**A TWO BEDROOM TERRACED HOUSE IN THE POPULAR VILLAGE OF IPPLEPEN.
BENEFITTING FROM AN ENCLOSED GARDEN AND PARKING. AVAILABLE NOW. EPC
RATING D. FEES APPLY.**



14

Fulton Close

Ipplepen

Devon

TQ12 5YJ

£675 PCM

Ref: DSN4746

*** ENTRANCE PORCH * LOUNGE * KITCHEN/DINER * BATHROOM * TWO BEDROOMS * ENCLOSED REAR
GARDEN * PARKING * AVAILABLE NOW * 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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FRONT OF PROPERTY

Pathway leads to the front porch with a small lawned area and a border with shrubs.

ENTRANCE PORCH

Outside light. UPVC front door. UPVC window with roller blind. Carpeted. Coat hooks. Door with two obscured glass panels lead into lounge.

LOUNGE 16' 00" x 11' 11" (4.88m x 3.63m)

Carpeted. Stone fireplace with electric fire, slate mantle and hearth. UPVC double glazed window with vertical blinds and a front aspect. Two night storage heaters. Stairs rise to first floor. Glass panelled door leads into the kitchen/diner.

KITCHEN/DINER 11' 10" x 9' 0" (3.61m x 2.74m)

A range of cream coloured wall and base units with wood effect work surfaces. Beige tiled splashbacks with occasional flower tile. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for electric cooker. Space for tall fridge/freezer. Vinyl tiled flooring. Night storage heater. UPVC window with roller blind. UPVC rear door leading into the patio and garden.

STAIRS & LANDING

Carpeted. Doors lead to bedrooms one, two and bathroom.

BEDROOM ONE 11' 10" x 9' 1" (3.61m x 2.77m)

Carpeted. Two windows with white curtain poles and with a rear aspect. Fitted wardrobes with shelving and hanging rails. Night storage heater.

BEDROOM TWO 11' 11" x 7' 6" (3.63m x 2.29m)

Carpeted. UPVC window with a wooden curtain pole and a front aspect. Night storage heater.

BATHROOM

Ivory suite comprising of panelled bath with chrome mixer tap and thermostatic shower over. Shower curtain. Pedestal wash hand basin with chrome taps. Mirror and shaver light and point above. Low level W/C with shelf and glass shelves above. Wooden door leads into an airing cupboard/ storage area housing the hot water tank and shelving. Chrome towel rail and toilet roll holder. Ceiling fan. Carpeted.

GARDEN

Rear enclosed terraced garden with gravel and a raised patio area with a few shrubs. Shed. Gate with access to the rear.

PARKING

Rear access to parking area with visitor parking available.

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.

