WOODS

ESTATE AGENTS
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****NO ADMIN FEES** OFF-ROAD PARKING SPACE . NEW CARPETS IN LOUNGE & BEDROOM. A ONE BEDROOM GROUND FLOOR FLAT CONVENIENTLY SET WITHIN WALKING DISTANCE OF NEWTON ABBOT TOWN CENTRE. AVAILABLE NOW. EPC RATING F.**



21A

Buller Road

Newton Abbot

Devon

TQ12 1AB

£525 PCM

Ref: DSN4929

* ** NO ADMIN FEES ** OFF-ROAD PARKING SPACE * NEW CARPETS IN LOUNGE & BEDROOM *
COURTYARD * KITCHEN * SHOWER ROOM * LOUNGE * BEDROOM *
* AVAILABLE NOW * EPC RATING F *



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

01626 336633
homes@woodshomes.co.uk
6 Queen Street, Newton Abbot, TQ12 2EF,

****NO ADMIN FEES** NEW CARPETS IN LOUNGE & BEDROOM. OFF-ROAD PARKING SPACE. A ONE BEDROOM GROUND FLOOR FLAT CONVENIENTLY SET WITHIN WALKING DISTANCE OF NEWTON ABBOT TOWN CENTRE. AVAILABLE NOW. EPC RATING F.**

REAR COURTYARD ENTRANCE
Parking area leads on to the courtyard entrance. Half glazed UPVC door leads from the courtyard into the kitchen.

KITCHEN *9' 1" x 8' 11" (2.77m x 2.72m)*
Light wood effect wall and base units with black granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Black tile effect vinyl flooring. Ignis electric cooker and electric hob. Brushed stainless steel extractor hood over. Space for tall fridge/freezer. Plumbing and space for washing machine. Useful under-stairs storage cupboard. UPVC window. Door leads into the shower room. Half glazed door leads into the lounge/diner.

SHOWER ROOM *9' 0" x 2' 9" (2.74m x 0.84m)*
Shower enclosure with folding door and a Triton Enrich electric shower. Wall mounted basin with chrome taps. Low level W/C with chrome push button flush. Shaver socket. Tile effect vinyl flooring. UPVC window with opaque glass. Smaller window. White tiling with an attractive light blue mosaic border.

LOUNGE *11' 4" x 11' 9" (3.45m x 3.58m)*
New carpet.. Modern wall mounted brushed stainless steel electric fire with pebble effect. UPVC window with view to the rear courtyard. Electric panel heater.

BEDROOM *10' 6" x 10' 0" (3.20m x 3.05m)*
New carpet. Useful storage cupboard. Large UPVC window with front aspect. Electric wall mounted panel heater.

OFF-ROAD PARKING
There is one allocated off-road parking space.

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

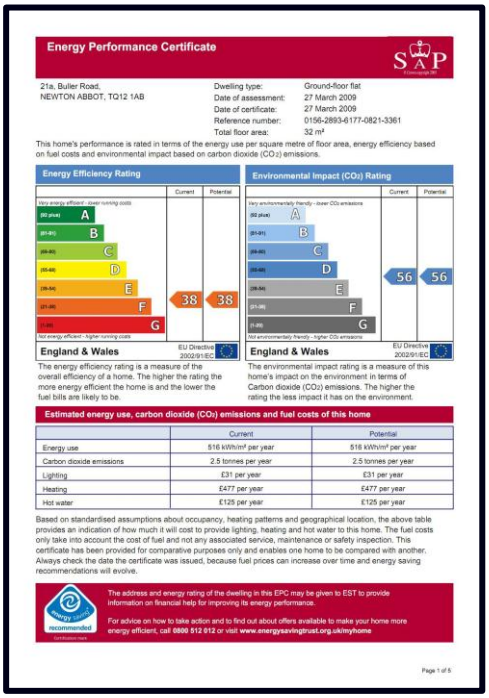
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



Energy Performance Certificate

SAP

21a, Buller Road,
NEWTON ABBOT, TQ12 1AB

Dwelling type: Ground-floor flat
Date of assessment: 27 March 2009
Date of certificate: 27 March 2009
Reference number: 0156-2893-6177-0821-3361
Total floor area: 32 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating — Current: 38 (E) — Potential: 38 (E) — England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating — Current: 56 (D) — Potential: 56 (D) — England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	516 kWh/m² per year	516 kWh/m² per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£31 per year	£31 per year
Heating	£477 per year	£477 per year
Hot water	£125 per year	£125 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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