

A WELL PRESENTED MODERN THREE BEDROOM COACH HOUSE SET IN THE POPULAR TOWN OF CHUDLEIGH. BENEFITTING FROM A GARAGE, ADDITIONAL PARKING FOR TWO CARS & RURAL VIEWS. AVAILABLE LATE OCTOBER. EPC RATING D. FEES APPLY.



18

Chestnut Crescent

Chudleigh

Devon

TQ13 0PT

£700 PCM

Ref: DSN4747

*** ENTRANCE HALL * LOUNGE * LARGE KITCHEN/DINER * THREE BEDROOMS * BATHROOM * GARAGE & PARKING FOR TWO CARS * RURAL VIEWS * AVAILABLE LATE OCTOBER *
* EPC RATING D * FEES APPLY ***



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

ENTRANCE PORCH

Storm porch leads into the entrance porch. Half glass panelled double glazed door leads into the entrance hallway.

ENTRANCE HALLWAY

Inner door leads into the garage. Stairs rise to the lounge and main accommodation.

LOUNGE 10' 9" x 18' 0" (3.27m x 5.48m)

Carpeted. Double glazed triple window with a front aspect. Double glazed window to the side with far reaching rural views. Two double radiators. Opening to the inner hallway. Glazed door leads into the kitchen/diner. PLEASE NOTE. The gas fire in the picture has been removed from the property.

LARGE KITCHEN/DINER 11' 2" x 10' 7" (3.40m x 3.22m)

A range of white wooden wall, base and drawer units with wood effect roll-edge work surfaces. Attractive coloured tiled splash backs. Stainless steel sink and drainer with chrome mixer tap. Built-in white Whirlpool electric oven and Whirlpool gas hob. Extractor hood above. Space and plumbing for dishwasher. Space for fridge/freezer. Tile effect vinyl flooring. Two double glazed windows with side aspects.

INNER HALLWAY

Carpeted. Doors lead to bedrooms one, two, three and the bathroom. Airing cupboard housing shelves and a radiator.

BEDROOM ONE 11' 4" x 10' 8" (3.45m x 3.25m)

Carpeted. Double glazed window with light wooden poles and rings and with a rear aspect. Radiator.

BEDROOM TWO 11' 4" x 6' 11" (3.45m x 2.11m)

Carpeted. Double glazed window with alight wooden pole with rings and a front aspect. Radiator.

BEDROOM THREE 7' 0" x 7' 8" (2.13m x 2.34m)

Carpeted. Double glazed window with light wooden poles and rings and with a front aspect. Radiator.

BATHROOM

White suite comprising of a panelled bath with chrome mixer tap, chrome handles and with shower attachment. Shower rail and curtain. Pedestal hand wash basin with chrome taps. Low level W/C with chrome push button flush. Double glazed window with obscured glass. Radiator. Silver mosaic effect linoleum flooring.

GARAGE

Located at the front of property. Up and over door. Power and light. Wall mounted gas combi boiler. Space and plumbing for washing machine. Under stairs storage cupboard.

ADDITIONAL PARKING

There is additional parking in front of the garage.

OUTSIDE STORAGE AREA

Fenced area to the side of the property ideal for bin storage.

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 NOT MANAGED by Woods Letting and Property Management

Viewing

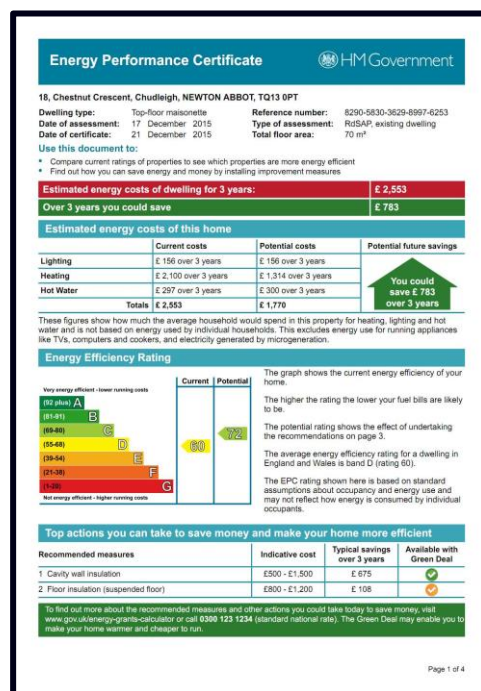
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



FLOORPLAN

