

**A WELL PRESENTED SEMI-DETACHED TWO BEDROOM BUNGALOW ON THE OUTSKIRTS OF TOTNES. BENEFITTING FROM A GARAGE AND AN ENCLOSED GARDEN. AVAILABLE IMMEDIATELY. EPC RATING D. FEES APPLY.**



**22**

**Whiteley Avenue**

**Totnes**

**Devon**

**TQ9 5FQ**

**£695 PCM**

**Ref: DSN4896**

**\* ENTRANCE PORCH \* INNER HALLWAY \* LOUNGE \* KITCHEN \* TWO BEDROOMS \* BATHROOM \* REAR ENCLOSED GARDEN \* GARAGE \* AVAILABLE IMMEDIATELY \* 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**

Small triangle of lawn with a few shrubs and a gravelled area. Two small steps lead up to the front porch. Path leads around the side of the house to the rear via gate. The exterior of the property is being repainted.

## **ENTRANCE PORCH**

Half glazed UPVC front door leads into the entrance porch. Wood effect laminate flooring with coir mat. Coat hooks. Panelled wooden front door leads into lounge or bedroom one.

## **LOUNGE/BEDROOM ONE** *12' 0" x 10' 7" (3.65m x 3.22m)*

Wood effect vinyl flooring. UPVC window with white vertical blinds and wooden curtain pole. Front aspect. Night storage heater.

## **INNER HALLWAY**

Wood effect laminate flooring. Night storage heater. Doors to all rooms.

## **BEDROOM ONE/LOUNGE** *13' 11" x 9' 10" (4.24m x 2.99m)*

Carpeted. One UPVC window with wooden curtain pole and with a side aspect. One set of UPVC patio doors with wooden curtain pole and access to the rear garden. Night storage heater. Three wall uplighters.

## **KITCHEN** *7' 10" x 7' 11" (2.39m x 2.41m)*

L-shaped room. A range of white hi-gloss wall and base units and matt grey work surfaces with cream splashback tiles. Stainless steel sink and drainer with chrome mixer tap. Free standing Zanussi electric cooker. Lec fridge/freezer (3/4 height). Indeset washing machine - (Please note the landlord holds no responsibility for the washing machine or the fridge/freezer ). UPVC window with cream roller blind an side aspect. Strip light. Grey vinyl flooring.

## **BEDROOM TWO** *8' 4" x 8' 10" (2.54m x 2.69m)*

Irregular shaped room. Carpeted. UPVC window with wooden curtain pole. Airing cupboard housing the hot water cylinder with one pine slatted shelf. Electric panel heater.

## **BATHROOM**

Panelled bath with shower over and chrome mixer tap. Pedestal hand wash basin with chrome lever action taps. Low level W/C with chrome lever flush. Electric wall heater. Wood effect laminate flooring. Chrome towel rail, towel ring and toilet roll holder. Mirror fronted cabinet. Extractor fan.

## **REAR ENCLOSED GARDEN**

Enclosed garden with level lawn. Patio to two sides of the house. Medium size wooden storage shed.

## **GARAGE**

There is a garage in the block (the first one with the navy blue door).

## 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: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

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.

