

**A WELL PRESENTED THREE BEDROOM END OF TERRACE HOUSE IN NEWTON ABBOT, WITH A BRAND NEW KITCHEN, CARPETS, BOILER AND FRESHLY DECORATED. BENEFITTING FROM TWO ALLOCATED PARKING SPACES, REAR ENCLOSED GARDEN AND A CONSERVATORY.
AVAILABLE NOW. EPC RATING C. FEES APPLY.**



25

Mellons Close

Newton Abbot

Devon

TQ12 1YF

£825 PCM

Ref: DSN5008

*** NEW CARPETS AND FRESHLY DECORATED * BRAND NEW KITCHEN & BOILER * LOUNGE/DINER * CONSERVATORY * THREE BEDROOMS * FAMILY BATHROOM * REAR ENCLOSED GARDEN *
* ALLOCATED PARKING * AVAILABLE NOW * EPC RATING C * FEES APPLY ***



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

FRONT OF PROPERTY

Wooden gate leads into the front garden enclosed by hedges. Path and chippings lead to the front door. Storm porch. UPVC half glazed door leads into the lounge/diner.

LOUNGE/DINER 20' 4" x 12' 10" (6.19m x 3.91m)

Brand new carpet and freshly decorated. One UPVC window with a front aspect. One UPVC fully glazed door leads out to the conservatory. Stairs rise to first floor. Radiator. Half glazed white wooden door into the kitchen. Small cupboard housing the gas and electric meters.

KITCHEN/DINER/BREAKFAST ROOM 13' 6" x 8' 5" (4.11m x 2.56m)

Brand new kitchen and freshly decorated. A classy range of steel grey hi-gloss wall and base units and drawers with grey marble effect work surfaces and splash backs. Charcoal grey composite sink and drainer with chrome lever action mixer tap. Free standing Zanussi duel fuel cooker with a glass lid over the hob. Glass splash back. Brushed stainless steel extractor hood above. Space for tall fridge/freezer. Space and plumbing for washing machine. Plumbing and space for dishwasher. Ideal wall mounted gas central heating boiler. Radiator. Glazing to the front and rear of the property. New grey wood effect laminate flooring.

CONSERVATORY 11' 9" x 7' 3" (3.58m x 2.21m)

Tile effect vinyl flooring. Double UPVC doors lead out to the garden.

STAIRS & LANDING

New carpet and freshly decorated. Airing cupboard with pine slatted shelves. Doors lead to bedrooms one, two, three and the bathroom.

BEDROOM ONE 13' 7" x 8' 5" (4.14m x 2.56m)

New carpet and freshly decorated. Two UPVC windows with a front and rear aspect. Radiator.

BEDROOM TWO 10' 9" x 10' 5" (3.27m x 3.17m)

New carpet and freshly decorated. Built-in wardrobe with light wood effect door, hanging rail and shelves. Two UPVC windows with rear aspect. Radiator.

BEDROOM THREE 9' 4" x 5' 5" (2.84m x 1.65m)

New carpet and freshly decorated. UPVC window with a front aspect. Radiator.

FAMILY BATHROOM 6' 11" x 6' 0" (2.11m x 1.83m)

White bath with chrome taps and a Mira Vie electric shower over. Glass shower screen. Fully tiled with blue glass border tile. Pedestal hand wash basin with chrome mono-block mixer tap and pop-up waste. Low level W/C with chrome push flush. Wall mounted mirror. White wooden cabinet. Extractor fan. UPVC window with opaque glass and a roller blind. Radiator. Wood effect vinyl flooring.

REAR ENCLOSED GARDEN

Double doors from the conservatory lead out into the enclosed, level garden down a few steps. Patio. Area of Astro-turf. Large shed. Raised flower beds. Gate with rear access.

ALLOCATED PARKING

There are two allocated parking spaces at the rear of the property with access via a gate to the rear garden.

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.

