

A WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE IN KINGSTEIGNTON. BENEFITTING FROM A CONSERVATORY, UTILITY ROOM, REAR ENCLOSED GARDEN AND DRIVEWAY PARKING. AVAILABLE EARLY FEBRUARY. EPC RATING D. FEES APPLY.



14

Badgers Close

Kingsteignton

Devon

TQ12 3TU

£775 PCM

Ref: DSN4854

* ENTRANCE PORCH * DOWNSTAIRS CLOAKROOM * LOUNGE * CONSERVATORY * KITCHEN *
* UTILITY ROOM * TWO BEDROOMS * BATHROOM * ENCLOSED REAR GARDEN *
* DRIVEWAY PARKING FOR TWO CARS * AVAILABLE EARLY FEBRUARY * 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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ENTRANCE PORCH

Lawned area with a few shrubs and a path lead up to the front entrance with a storm porch. Wood effect UPVC front door leads into the entrance hallway.

ENTRANCE HALLWAY

Wood effect vinyl flooring. Fully glazed door leads into the lounge. Arch into galley kitchen.

KITCHEN 9' 4" x 7' 1" (2.84m x 2.16m)

Galley style kitchen. A range of light wood effect wall and base units. Brown granite effect work surfaces. White Hotpoint electric cooker. White Hotpoint gas hob. White extractor hood over. Space for under counter fridge. Space for under counter freezer. Window with curtain pole, curtains and a vertical blind. Radiator. New combi boiler to be provided. Wood effect vinyl flooring.

LOUNGE 17' 3" x 12' 5" (5.25m x 3.78m)

Carpeted. UPVC window with wooden pole and curtains. Large double glazed sliding doors lead out to the conservatory with wooden curtain pole and curtains. Recess with mirror. Decorative marble fireplace with a coal effect gas fire (PLEASE NOTE: The landlord will not replace the gas fire if it fails). Radiator. Stairs rise to first floor.

CONSERVATORY 9' 2" x 5' 7" (2.79m x 1.70m)

UPVC glazed with UPVC stable door out to the garden. Wood effect laminate flooring. Door leads to the utility room and on to the downstairs cloakroom.

UTILITY ROOM

Wood effect vinyl flooring. Belfast sink set in Butchers block effect work surface. Plumbing and space for washing machine. Space for additional tall fridge/freezer. UPVC window with roller blind and a view of the rear garden. UPVC back door leads out to the side of the property and the garden. Door to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Wood effect vinyl flooring. White low level W/C with chrome button flush. Small hand wash basin with chrome taps. Mirrored cabinet. UPVC window with opaque glass and roller blind.

STAIRS & LANDING

Carpeted stairs lead to the first floor. Doors lead to bedrooms one, two and the bathroom.

BEDROOM ONE 8' 11" x 12' 5" (2.72m x 3.78m)

Carpeted. UPVC window with curtain pole, curtains, vertical blind and a garden aspect. Radiator.

BEDROOM TWO 12' 5" x 7' 1" (3.78m x 2.16m)

Carpeted. Airing cupboard housing the hot water cylinder. UPVC window with curtain pole and curtains. Radiator.

BATHROOM 9' 0" x 4' 9" (2.74m x 1.45m)

White panelled bath with Triton Trace electric shower over and a glass shower screen. Hand wash basin with chrome taps. Concealed fix W/C with wall mounted flush. Wood effect vinyl flooring. Radiator. Chrome ladder style radiator.

REAR ENCLOSED GARDEN

Seating area directly outside the conservatory. Lawned area with shrub beds either side. Pathway leads to patio area at the end of the garden with a delightful summerhouse. Two storage sheds.

PARKING

There is a drive at the side of the property with parking for two cars.

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.

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