

A SUNNY & SECLUDED TWO BEDROOM BUNGALOW SET IN THE PLEASANT VILLAGE OF ASHPRINGTON. BENEFITTING FROM A GARAGE/WORKSHOP, AMPLE PARKING AND ENCLOSED GARDEN. AVAILABLE MID MAY. EPC RATING D. FEES APPLY.



**Wolverley
Ashprington
Devon
TQ9 7UY**

**£995 PCM
Ref: DSN4793**

*** ENTRANCE HALLWAY * LOUNGE * KITCHEN/DINER * TWO BEDROOMS * MASTER WITH EN-SUITE * FAMILY BATHROOM * GARAGE/WORKSHOP & PARKING * GARDENS * AVAILABLE MID MAY * * EPC RATING D * FEES APPLY ***



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

FRONT OF PROPERTY

Gravelled driveway leads to the property with a lawned area.

ENTRANCE HALLWAY

Wooden front door leads into the entrance hallway. Polished floorboards. Built-in low-level boot rack. Radiator. Coat hooks. Doors lead to all rooms.

LOUNGE *17' 2" x 12' 10" (5.23m x 3.91m)*

Polished floorboards. UPVC bay window with curtain track and green curtains. Built-in shelves and cupboards. Radiator. Three uplighter wall lights. Room currently being used as a third bedroom.

KITCHEN/DINER *20' 2" x 13' 11" (6.14m x 4.24m)*

A range of hand-built cream shaker style wall, base and drawer units with black granite effect work surfaces. Hotpoint split-level double electric oven with a Whirlpool induction hob (please note that specifically made induction pans can only be used). Extractor hood over. Fully integrated fridge/freezer. Fully integrated dishwasher. Black cast iron wood burner set on a slate hearth. UPVC door to the side of the property. UPVC stable door leading out to the rear decking and garden. UPVC bay window to the front and a separate rear window. Built in window seat. Two radiators. Tiled flooring.

BEDROOM ONE *14' 10" x 12' 10" (4.52m x 3.91m)*

Polished floorboards. UPVC window with curtain track, curtains and views over rooftops to the countryside beyond. Radiator. Door to the en-suite.

EN-SUITE *11' 0" x 2' 11" (3.35m x 0.89m)*

Enclosed shower enclosure with an electric thermostatic shower and bi-fold door. Wall mounted hand wash basin with chrome taps and a mirror above. Shaver socket and light. Low level W/C with chrome push flush. White ladder style radiator. UPVC window with opaque glass. Laminate flooring.

BEDROOM TWO *14' 11" x 11' 10" (4.54m x 3.60m)*

Polished floorboards. Window with curtain track and curtains. Radiator.

FAMILY BATHROOM

White panelled bath with a thermostatic shower over and a quad folding glass shower screen. Pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome push button flush. Cabinet with mirrored doors. Mirror with shaver socket and light. UPVC window with opaque glass. Radiator.

GARDENS

Enclosed level lawned area to the rear surrounded by hedges, fencing and shrubs. Raised decking area. Shed. Washing line.

GARAGE/WORKSHOP & PARKING

Single garage with a separate side entrance door at the rear. Plumbing and space for washing machine. Plumbing and space for tumble dryer. Belfast sink with chrome taps. Window. Workshop area with powerpoints, work bench and shelving. Parking for three to four cars on driveway.

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

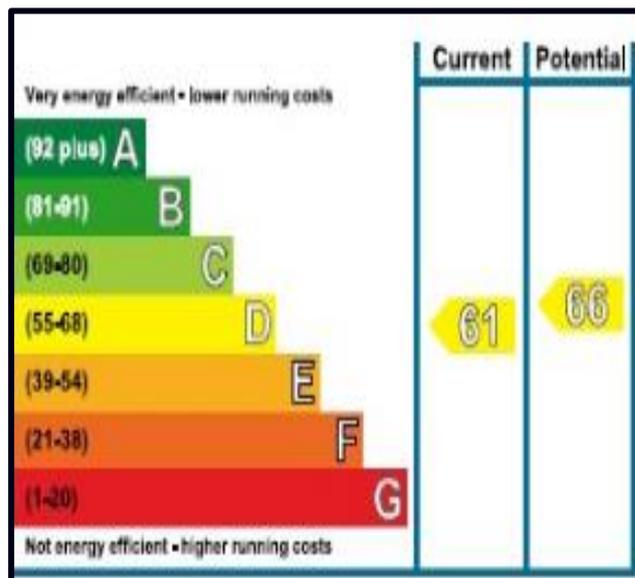
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



FLOORPLAN:

