

A DELIGHTFUL TWO BEDROOM COTTAGE SET IN THE SOUGHT AFTER TOWN OF CHUDLEIGH. BENEFITTING FROM PERIOD FEATURES AND COURTYARD STYLE GARDEN. AVAILABLE MID JANUARY. EPC RATING F. FEES APPLY.



23b

New Exeter Street

Chudleigh

Devon

TQ13 0DB

£650 PCM

Ref: DSN4805

*** KITCHEN/DINER WITH ORIGINAL CHARACTER BEAMS * LOUNGE * CLOAKROOM * TWO BEDROOMS * BATHROOM * COURTYARD STYLE GARDEN * AVAILABLE MID JANUARY * EPC RATING F * 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

Access through an alley way to the front entrance via a courtyard. Half glazed wooden front door leads into the kitchen/diner.

KITCHEN/DINER 13' 3" x 14' 10" (4.04m x 4.52m)

A range of hand-made wooden units and a free standing matching dresser. Wall fixed pine dresser with drawers and shelves. Wrought iron pan-holder. Black granite effect roll-top work surfaces. White Belfast sink and drainer with chrome and porcelain mixer taps. Free standing Creda electric cooker and hob. Free standing Tricity Bendix washing machine (Landlord holds no responsibility for washing machine). Space for tall fridge/freezer. Beams to ceilings and walls. Recess fireplace with wooden beam over (for ornamental use only). Electric radiator. Stone tiled flooring. Door leads into the lounge.

LOUNGE 13' 10" x 14' 7" (4.21m x 4.44m)

Carpeted. Open stone fireplace with flue hood, wrought iron ornamental basket and log basket (for ornamental use only). Wooden framed double glazed window with window seat, wrought iron curtain pole and curtains. Electric radiator. Feature beamed wall. Stairs rise to first floor. Door to cloakroom.

CLOAKROOM

Green tiled flooring. White hand wash basin. White low level W/C with chrome push button flush. Extractor fan. Coat hooks. Electric radiator. Double glazed window.

STAIRS AND LANDING

Carpeted. Radiator. Doors lead to bedrooms one, two and the bathroom.

BEDROOM ONE 13' 2" x 9' 5" (4.01m x 2.87m)

Carpet. Wooden framed double glazed window with wrought iron curtain pole. Radiator. Beams to ceiling. Large freestanding pine wardrobe with hanging rail, shaker style hooks and two drawers.

BEDROOM TWO 9' 4" x 9' 6" (2.84m x 2.89m)

Carpeted. Wooden framed double glazed window with wrought iron curtain pole. Radiator. Built-in wardrobe/cupboard with hanging rail and housing the central heating boiler. Additional large storage cupboard.

BATHROOM 8' 6" x 4' 11" (2.59m x 1.50m)

Stone tiled flooring. White bath with antique style taps and Redring electric shower over and glass shower screen. Low level W/C with chrome push flush. White pedestal hand wash basin with chrome taps. Light wooden medicine cabinet with mirror above. Airing cupboard with pine slatted shelves. Radiator with a heated chrome towel rail. Extractor fan.

COURTYARD STYLE GARDEN

Not attached to the property. Enclosed courtyard garden with stone walls and cobbled floor.

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 MANAGED by Woods Letting and Property Management

Viewing

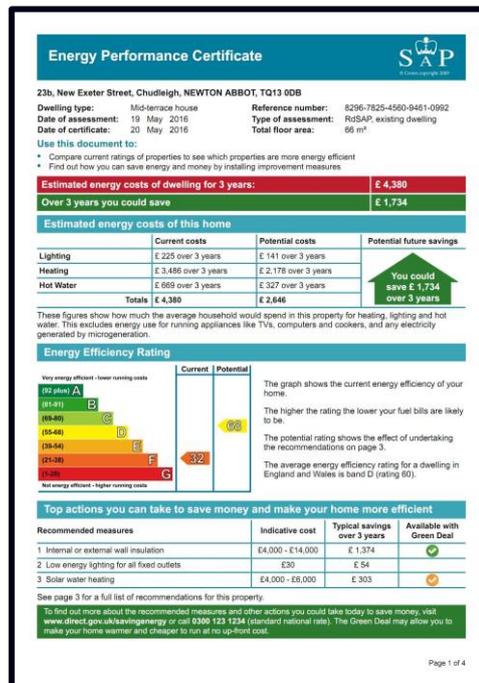
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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

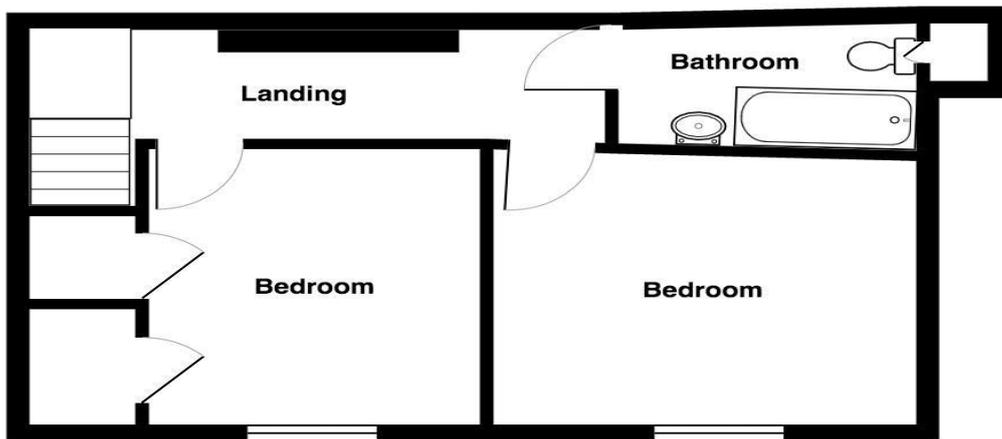
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FLOORPLAN:



Ground Floor



First Floor