

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE IN THE POPULAR TOWN OF CHUDLEIGH. BENEFITTING FROM DOUBLE GARAGE WITH A UTILITY AREA, DRIVEWAY PARKING, REAR ENCLOSED PATIO, GARDEN & DECKED AREAS. AVAILABLE EARLY/MID JUNE. EPC RATING D. FEES APPLY.



46

Great Hill

Chudleigh

Devon

TQ13 0JS

£1,100 PCM

Ref: DSN5060

* ENTRANCE HALLWAY * DOWNSTAIRS CLOAKROOM * LOUNGE * DINING ROOM * KITCHEN * FOUR BEDROOMS * FAMILY BATHROOM * REAR ENCLOSED GARDEN AND DECKED AREAS * DOUBLE GARAGE WITH UTILITY AREA * DRIVEWAY PARKING * AVAILABLE EARLY/MID JUNE * 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

Steps with handrails lead up to the front entrance and storm porch. Half glazed door leads into the entrance hallway.

ENTRANCE HALLWAY

Wood effect laminate flooring. Radiator. Stairs rise to first floor. Doors lead to cloakroom, lounge and kitchen.

CLOAKROOM 6' 11" x 3' 0" (2.11m x 0.91m)

Tiled flooring. Low level W/C with chrome push flush. Small hand wash basin with chrome mixer tap set into a white hi-gloss vanity unit. Chrome ladder style radiator. UPVC window with opaque glass and roman blind. Mirror. Half tiled to a border tile.

LOUNGE 13' 7" x 12' 5" (4.14m x 3.78m)

Carpeted. Brushed stainless steel and pebble effect electric fire with a white wooden surround and mantel. Sliding doors out to the patio with a metallic curtain pole and cream eyelet top curtains. Radiator.

KITCHEN 11' 4" x 9' 5" (3.45m x 2.87m)

A range of white shaker style wall, base and drawer units and black granite effect work surfaces. White Beko electric oven. Brushed stainless steel Belling gas hob. Brushed stainless steel and glass extractor hood above. Integrated under counter fridge. Integrated dishwasher. UPVC window with a front aspect and a roller blind. Half glazed UPVC door with access to the side of the property. Door into the dining room.

DINING ROOM 12' 1" x 8' 9" (3.68m x 2.66m)

Carpeted. Radiator. UPVC doors lead out to the patio with a black metallic pole and full length curtains. Arch into the lounge.

STAIRS & LANDING

Carpeted. Dark stained hand rails and spindles. UPVC window with roman blind. Doors lead to all bedrooms bathroom and the airing cupboard.

BEDROOM ONE 12' 2" x 10' 8" (3.71m x 3.25m)

Carpet. Two recesses for wardrobes. UPVC window with rear aspect and a new roman blind to be supplied. Radiator.

BEDROOM TWO 11' 9" x 12' 1" (3.58m x 3.68m)

New carpet to be supplied. UPVC window with a venetian blind and a rear aspect. Radiator.

BEDROOM THREE 8' 10" x 7' 8" (2.69m x 2.34m)

Wood effect laminate flooring. UPVC window with roman blind, a plastic curtain track and with a front aspect. Radiator.

BEDROOM FOUR 7' 3" x 7' 4" (2.21m x 2.23m)

New carpet to be supplied. UPVC window with roman blind and a front aspect. Radiator.

FAMILY BATHROOM

White panelled bath with chrome lever action taps and with a Triton electric shower over. Glass shower screen. White pedestal hand wash basin with chrome lever action taps. Mirror with integrated light above.

Low level W/C with lever flush. UPVC window with opaque glass and a venetian blind. Radiator. Tiled flooring.

REAR ENCLOSED GARDEN

Lower patio area. Steps rise to two areas of level lawn either side of pathway. Further steps rise to two additional levels of decking with countryside views.

DOUBLE GARAGE & PARKING

Double garage with zapper. Utility area in garage with space for tall fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Outside tap in garage. Driveway parking for three 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.

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.

