

A NICELY PRESENTED AND REFURBISHED FOUR BEDROOM END OF TERRACE HOUSE IN THE QUIET TEIGN VILLAGE. BENEFITTING FROM NEW KITCHEN, UTILITY ROOM, REAR ENCLOSED GARDEN AND PATIO. AVAILABLE EARLY AUGUST. EPC TBC. FEES APPLY.



**55
Teign Village
Hennock
Devon
TQ13 9QJ

£850 PCM
Ref: DSN5126**

*** ENTRANCE HALLWAY * DINING ROOM * LOUNGE * KITCHEN * UTILITY ROOM * FOUR BEDROOMS *
BATHROOM * REAR ENCLOSED GARDEN * ADDITIONAL WATER & SEWERAGE COST *
* AVAILABLE EARLY AUGUST * EPC TBC * FEES APPLY ***



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

FRONT OF PROPERTY

Enclosed level front garden laid to lawn and with borders. Gate and pathway leads up to the front door. N.B. Front of the property is to be rendered and painted white.

ENTRANCE HALLWAY

Wooden front door leads into the entrance hall. New carpet to be supplied. Fully glazed door leads into the dining room.

DINING ROOM *11' 4" x 11' 3" (3.45m x 3.43m)*

Wood effect laminate flooring. Fireplace recess. Radiator. Uplighter style wall lights. Glazing with wooden curtain pole and curtains. Arch to the lounge. Half glazed door to the kitchen. Fully glazed door to the bottom of the stairs.

LOUNGE *13' 4" x 11' 4" (4.06m x 3.45m)*

Carpeted. Fireplace with a black cast iron woodburning stove, a slate hearth and wooden mantel. Uplighter style wall lights. Radiator. UPVC window with wooden curtain pole, curtains and with a front aspect.

KITCHEN *9' 6" x 7' 7" (2.89m x 2.31m)*

Galley style kitchen with white Hi-gloss units to be provided. New vinyl flooring to be provided. Brand new Zanussi cooker and hob. Half glazed wooden door leads into the utility room.

UTILITY ROOM

Tiled flooring. Space and plumbing for washing machine. Space and vent for tumble dryer. Space for tall fridge/freezer. Wall mounted Baxi boiler. Half glazed door leads out to the rear garden. Glazing with view to the garden.

STAIRS & LANDING

New carpet to be provided. Doors lead to bedrooms one, two, three and the bathroom. New staircase leads up to bedroom four.

BEDROOM ONE *14' 10" x 10' 5" (4.52m x 3.17m)*

New carpet to be provided. Recess for wardrobe. Glazing with wooden curtain pole and with a front aspect. Radiator.

BEDROOM TWO *8' 10" x 7' 9" (2.69m x 2.36m)*

Carpeted. Glazing with wooden curtain pole and with rural views. Radiator.

BEDROOM THREE *9' 2" x 7' 6" (2.79m x 2.28m)*

Carpeted. Glazing with wooden curtain pole and with a rear aspect. Radiator.

STAIRS & LANDING TO SECOND FLOOR

Carpeted. Door at the top of the staircase leads into bedroom four. Access to eaves storage.

BEDROOM FOUR *11' 5" x 10' 4" (3.48m x 3.15m)*

Restricted height in areas. Carpeted. Two velux windows with rural views. Radiator.

BATHROOM 8' 4" x 5' 6" (2.54m x 1.68m)

L-shaped bath with Triton electric shower over and a Triton Cara glass shower screen. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Large heated wall mirror behind. Chrome ladder style radiator. Low level W/C with chrome push flush. Chrome downlighter to the ceiling. Tiled floor with under floor heating. Shaver socket. Extractor fan..Under floor heating control.

ENCLOSED REAR GARDEN

Utility room leads out onto an enclosed patio area. Side gate. Another gate with access to an enclosed lawned area. Large wooden shed. Bin storage area.

PLEASE NOTE:

There is an additional charge for sewerage and water, costings vary depending on number of tenants. Please ask agent for details.

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.

