

**A TWO BEDROOM PROPERTY SITUATED IN A QUIET CUL DE SAC IN  
OGWELL. BENEFITING FROM ENCLOSED REAR GARDEN AND ALLOCATED  
PARKING. AVAILABLE LATE NOVEMBER. EPC RATING C. FEES APPLY**



**14**

**Rowan Close**

**Ogwell**

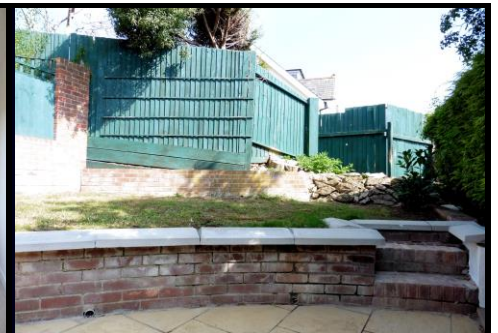
**Devon**

**TQ12 6YN**

**£665 PCM**

**Ref: DSN4732**

**\* ENTRANCE PORCH \* LOUNGE \* KITCHEN/DINER \* BATHROOM \* TWO BEDROOMS \* REAR ENCLOSED  
GARDEN \* ALLOCATED PARKING \* AVAILABLE LATE NOVEMBER \* EPC RATING C \* FEES APPLY \***



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

**A TWO BEDROOM PROPERTY SITUATED IN A QUIET CUL DE SAC IN OGWELL. BENEFITING FROM ENCLOSED REAR GARDEN AND ALLOCATED PARKING. AVAILABLE LATE NOVEMBER. EPC RATING C. FEES APPLY**

#### **FRONT OF PROPERTY & PARKING**

To the front of the property there is one allocated parking space. Path leads in between hedges, next to a lawned area and up to the front entrance porch. Side access to the rear of the property.

#### **ENTRANCE PORCH** 3' 3" x 3' 10" (0.99m x 1.17m)

Wood effect UPVC half glazed front door. Carpeted. Coat hooks. Fully glazed door into lounge.

#### **LOUNGE** 18' 1" x 11' 11" (5.51m x 3.63m)

Carpeted. Stairs to rise to first floor with a cupboard underneath with shelves and light. UPVC double glazed window with a metallic curtain pole and cream curtains. Glazed paneled door leads into the kitchen/diner.

#### **KITCHEN/DINER** 12' 0" x 8' 4" (3.65m x 2.54m)

A modern kitchen fitted with a range of light beech effect units and black granite effect work surfaces. Tile effect vinyl flooring. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Hotpoint electric double oven with a ceramic hob. Integrated extractor fan over. Space for tall fridge/freezer. Plumbing and space for washing machine. Wall mounted Worcester gas central heating boiler. Space for table and chairs. Fully glazed UPVC back door with access to rear enclosed garden.

#### **STAIRS & LANDING**

Carpeted. Doors lead to all bedrooms and the bathroom.

#### **BEDROOM ONE** 11' 10" x 10' 4" (3.60m x 3.15m)

Carpeted. UPVC double glazed window with lined cream eyelet curtains on metallic pole. Radiator. Inset half height cupboard with shelves. Recess for wardrobes.

#### **BEDROOM TWO** 12' 1" x 8' 5" (3.68m x 2.56m)

Carpeted. UPVC double glazed window with fully lined full length red curtains on metallic pole. Full length wall mounted mirror. Radiator.

#### **BATHROOM** 7' 5" x 5' 5" (2.26m x 1.65m)

A fully tiled bathroom with vinyl flooring. Pedestal hand wash basin with chrome taps. Low level W.C. with chrome push button flush. Bath with MIRA Sport electric shower over and a shower curtain. Chrome towel rail. Chrome cabinet with sliding mirrored door. Chrome toilet roll holder. Towel ring. Radiator. UPVC window.

#### **REAR GARDEN**

Lower patio leads out from the kitchen. Steps rise to a raised patio. Two further steps to a raised level lawn. Water feature. Rotary washing line and cover. Plastic storage shed.

## 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

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.

