

REDUCED PRICE. A TIDY ONE BEDROOM FIRST FLOOR FLAT SET IN THE POPULAR LOCATION OF KINGSTEIGNTON. BENEFITTING FROM ONE ALLOCATED PARKING SPACE. AVAILABLE NOW. EPC RATING D. FEES APPLY.



29

Gate Tree Close

Kingsteignton

Devon

TQ12 3RB

£450 PCM

Ref: DSN4997

*** REDUCED PRICE * ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN * ONE BEDROOM * BATHROOM * ALLOCATED PARKING * AVAILABLE NOW * EPC RATING D * 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

UPVC double glazed front door with obscure glass leads into the entrance hallway.

ENTRANCE HALLWAY

Carpeted. Night storage heater. Stairs rise to first floor flat entrance.

LOUNGE/DINER 11' 11" x 11' 11" (3.63m x 3.63m)

Carpeted. Night storage heater. Double glazed window with curtain pole and curtains. Cupboard. Door leads into the kitchen.

KITCHEN 13' 0" x 5' 9" (3.96m x 1.75m)

A range of green wall and base units with mottled green work surfaces. Stainless steel sink and drainer with chrome mixer taps. Free standing cooker. Double glazed window with curtain pole and curtain. Wood effect laminate flooring.

BATHROOM 6' 2" x 4' 11" (1.88m x 1.50m)

Panelled bath with chrome taps and an electric shower over. Shower curtain pole and curtain. Pedestal hand wash basin with chrome taps. Mirror above. Low level W/C. Medicine cupboard with mirrored door. Heated towel rail. Vinyl flooring.

BEDROOM 9' 11" x 9' 4" (3.02m x 2.84m)

Carpeted. Double door wardrobe. Cupboards. Double glazed window with curtain pole and curtains.

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 If the Tenants are approved by the Referencing Company, but the property is withdrawn by the Landlord, the Administration Fee(s) will be refunded in full.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.

