

**\* HALF PRICE ADMIN FEES IF TAKEN BEFORE END OF NOVEMBER \* A WELL PRESENTED TWO BEDROOM HOUSE IN THE SOUGHT AFTER LOCATION OF BOVEY TRACEY. BENEFITTING FROM SPACIOUS ROOMS AND LARGE GARDENS TO THE FRONT AND REAR. AVAILABLE IMMEDIATELY. EPC RATING D. FEES APPLY.**



**3**

**Brimley Vale**

**Bovey Tracey**

**Devon**

**TQ13 9DA**

**£695 PCM**

**Ref: DSN4486**

**\* HALF PRICE ADMIN FEES IF TAKEN BEFORE END OF NOVEMBER \* LARGE FRONT GARDEN \* ENTRANCE HALLWAY \* LARGE LOUNGE \* KITCHEN/DINER \* TWO BEDROOMS \* FAMILY BATHROOM \* LARGE ENCLOSED REAR GARDEN \* AVAILABLE IMMEDIATELY \* 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 GARDEN**

Long level enclosed lawned garden with fence on one side and trees and shrubs the other. Concrete path leads by the side of the garden to the front entrance. On road parking.

#### **ENTRANCE HALLWAY**

UPVC front door leads into entrance hallway. Carpeted. Stairs rise to first floor. Door leads into the lounge.

#### **LOUNGE** 12' 10" x 13' 6" (3.91m x 4.11m)

Carpeted. Tiled fireplace (not in use). Two UPVC windows with curtain poles and curtains with front garden aspect. Radiator. Paneled door leads into the kitchen/diner.

#### **KITCHEN/DINER** 15' 11" x 7' 10" (4.85m x 2.39m)

A range of light wood effect wall and base units with brushed stainless steel handles and black granite effect work surfaces. Colored splash-back tiles. One and a half bowl sink and drainer with chrome mixer tap. Brushed stainless steel Diplomat oven with brushed stainless steel Diplomat gas hob and a fully integrated extractor hood over. Fully integrated washing machine. Space for fridge/freezer. Light wood effect vinyl flooring. Radiator. Two UPVC windows with Venetian blinds and view to the garden. UPVC half glazed door with obscured glass leads to rear courtyard and garden.

#### **STAIRS AND LANDING**

Carpeted stairs rise to first floor. Doors lead to bedrooms one, two and the bathroom.

#### **BEDROOM ONE** 12' 11" x 9' 2" (3.93m x 2.79m)

Carpeted. Two UPVC windows with curtain poles and curtains with view to front garden. Radiator. Built-in wardrobe with hanging rail.

#### **BEDROOM TWO** 12' 4" x 8' 3" (3.76m x 2.51m)

Carpeted. UPVC window with curtain pole and curtains and view to rear garden. Radiator.

#### **BATHROOM** 7' 4" x 9' 3" (2.23m x 2.82m)

White suite comprising of panelled bath with chrome antique style taps with hand-held shower attachment. Fully tiled shower enclosure with glass doors and thermostatic shower. Pedestal hand wash basin with chrome mixer tap and chrome rail under sink. Shaver socket, chrome and glass shelf and chrome soap dish above sink. Low level W/C with chrome push flush. Airing cupboard housing the gas central heating boiler. UPVC window with venetian blind and view to the Moors. Carpeted.

#### **REAR GARDEN**

Door from kitchen/diner leads to concrete courtyard-style area with concrete shed. Large enclosed and tidy rear garden laid to lawn with trees, shrubs and flower beds. Ideal for keen gardeners.

## 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.

