

A VERY WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY IN THE SOUGHT AFTER TOWN OF BOVEY TRACEY. BENEFITTING FROM AN ENCLOSED REAR GARDEN AND BEAUTIFUL RURAL VIEWS. AVAILABLE MID JUNE. EPC RATING C. FEES APPLY.



15

Southbrook Road

Bovey Tracey

Devon

TQ13 9YZ

£925

Ref: DSN5039

*** ENTRANCE HALLWAY * MODERN KITCHEN * LOUNGE * DINING ROOM * DOWNSTAIRS CLOAKROOM * LARGE UTILITY ROOM & STORAGE AREA * FOUR BEDROOMS-MASTER WITH EN-SUITE * FAMILY BATHROOM * ENCLOSED REAR GARDEN * DRIVEWAY PARKING * AVAILABLE MID JUNE * EPC RATING C * 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

Private paved double driveway with raised flowerbeds and a pathway which leads to the front door. Gate with access to the rear of the property.

ENTRANCE HALLWAY

White wooden door leads into the entrance hallway. Radiator. Karndean flooring. Doors lead to cloakroom, utility room, kitchen, sitting room and access to dining room.

DOWNSTAIRS CLOAKROOM

Low level W/C with chrome and white flush handle. Pedestal hand wash basin with chrome taps. Obscure double glazed window with front aspect. Radiator. Tiled splash backs. Vinyl flooring.

KITCHEN 9' 11" x 7' 6" (3.02m x 2.28m)

Shaker style kitchen with a range of wall and base units with oak worktops. Inset white ceramic sink with mixer tap and a Brita filter tap over. Built-in white four ring gas hob with concealed extractor hood over. Built in white Neff electric oven. White Neff built in microwave. Integrated fridge. Space and plumbing for slimline dishwasher. Tiled splash backs. Marble effect vinyl flooring. Double glazed window with front aspect.

LOUNGE 13' 1" x 10' 8" (3.98m x 3.25m)

UPVC double glazed window, with light wood curtain pole and curtains, leading out to the rear garden and with distant moorland views. Ornamental open fireplace with marble hearth (for ornamental use only). Radiator. Karndean hardwood flooring.

DINING ROOM 14' 4" x 8' 2" (4.37m x 2.49m)

Double glazed French doors with light wood curtain pole and cream curtains lead out to the garden with moorland views. Stairs rise to first floor. Radiator. Karndean hardwood flooring.

UTILITY ROOM 6' 5" x 7' 10" (1.95m x 2.39m)

Formally the garage. Range of wall and base units with roll edge worktops and inset stainless steel sink with tiled splashbacks. Space and plumbing for washing machine and a further appliance. Walk in cupboard with fitted shelves. Vaillant wall mounted gas boiler in concealed cupboard. Fuse box. Radiator and chrome ladder style radiator. Extractor fan. Laminate flooring.

STORAGE AREA

Formally the garage. Metal up and over door. Ceiling strip light. Wall cupboards. Ideal storage area for bins, bikes etc.

STAIRS & LANDING 10' 3" x 11' 5" (3.12m x 3.48m)

Karndean hardwood flooring. Airing cupboard housing hot water tank and shelving. Radiator. Double glazed window with roller blind and a side aspect. Doors lead to all bedrooms and family bathroom.

BEDROOM ONE 11' 0" x 10' 10" (3.35m x 3.30m)

Built in wardrobes offering hanging and storage space. Radiator. Carpeted. Double glazed window with cream roller blind and with rear aspect with far reaching moorland views. Door to en suite shower room.

EN-SUITE SHOWER ROOM

Enclosed shower with power shower. Low level W/C. Hand wash basin with vanity cupboard under and concealed display lighting over. Radiator. Tiled walls. Shaver point. Marble effect vinyl flooring. Obscure double glazed window with side aspect.

BEDROOM TWO 11' 0" x 8' 5" (3.35m x 2.56m)

Built in wardrobes offering hanging and storage space. Radiator. Carpeted. Double glazed window with roller blind and a rear aspect with far reaching moorland views.

BEDROOM THREE 7' 6" x 9' 4" (2.28m x 2.84m)

Carpeted. Double glazed window with roller blind and front aspect. Radiator.

BEDROOM FOUR 8' 9" x 11' 3" (2.66m x 3.43m)

Carpeted. Double glazed window, with roller blind, and front aspect. Radiator.

FAMILY BATHROOM

White suite comprising panelled bath and chrome taps. Low level W/C with chrome and white flush handle. Pedestal hand wash basin with chrome taps and tiled splash backs. Shaver socket. Extractor fan. Vinyl flooring. Obscure double glazed window to side elevation.

REAR OF PROPERTY

Fully enclosed garden is mainly paved and gravelled with raised flower & shrub beds with moorland views. Seating area and screen with climbing plants. Outside light and tap. The rear boundary lies beyond the fencing with a natural Devon bank leading down to a small stream.

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.

