

**AN ATTRACTIVE BRAND NEW SEMI-DETACHED HOUSE SET IN A POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM FOUR BEDROOMS SHOWER ROOM- MASTER WITH EN-SUITE, REAR ENCLOSED GARDEN AND PARKING. AVAILABLE BEGINNING JULY. EPC RATING B. FEES APPLY.**



**63**

**Buttercup Way**

**Newton Abbot**

**Devon**

**TQ12 1GT**

**£995 PCM**

**Ref: DSN5083**

**\* ENTRANCE HALLWAY \* DOWNSTAIRS CLOAKROOM \* LOUNGE \* KITCHEN/BREAKFAST ROOM \* FOUR BEDROOMS- MASTER WITH EN-SUITE \* FAMILY BATHROOM \* ENCLOSED REAR GARDEN \* PARKING \* AVAILABLE EARLY JULY \* EPC RATING B \* FEES APPLY \***



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

**FRONT OF PROPERTY**

Short pathway with three steps lead up to the composite front door. Black wrought iron hand rails. Borders with small shrubs. Storm porch.

**ENTRANCE HALLWAY**

Wood effect laminate flooring. Stairs rise to first floor. Doors lead to kitchen/breakfast room, cloakroom and lounge. Radiator.

**DOWNSTAIRS CLOAKROOM**

Wood effect laminate flooring. White suite comprising of a pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome push flush. Half tiled walls.

**LOUNGE** 16' 3" x 13' 11" (4.95m x 4.24m)

Carpeted. Double casement doors with glazing either side, lead out into the garden. UPVC window with a side aspect (metallic curtain pole and curtains to be provided). Radiator.

**KITCHEN/BREAKFAST ROOM** 11' 5" x 10' 10" (3.48m x 3.30m)

A range of cream Shaker style wall and base units with butchers block effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel electric oven with a brushed stainless steel gas hob. Brushed stainless steel extractor hood above. Fully integrated fridge/freezer. Fully integrated dishwasher. Fully integrated washing machine. Ideal Logic gas boiler. Glazing with a front aspect (blind to be provided). Radiator.

**STAIRS & LANDING**

Carpeted. Airing cupboard housing the hot water cylinder. Storage cupboard. Doors lead to bedrooms two, three, four and the family bathroom. Further door leads to a staircase with access up to the master bedroom and en-suite.

**BEDROOM TWO** 11' 2" x 10' 0" (3.40m x 3.05m)

Carpeted. Radiator. Glazing with rear aspect (blind to be provided).

**BEDROOM THREE** 10' 10" x 9' 1" (3.30m x 2.77m)

Carpeted. Radiator. Glazing with front aspect (metallic curtain pole and curtain to be provided).

**BEDROOM FOUR** 11' 2" x 6' 0" (3.40m x 1.83m)

Carpeted. Radiator. Glazing with rear aspect (blind to be provided).

**FAMILY BATHROOM**

Panelled bath with chrome mixer tap and a thermostatic shower over. Glass bi-fold shower screen. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Low level W/C with chrome push flush. Chrome ladder style radiator. Wood effect vinyl flooring.

**MASTER BEDROOM** 22' 1" x 12' 10" (6.73m x 3.91m)

Stairs rise up from the first floor landing to the stunning master bedroom. Carpeted. One UPVC window and one velux window. Door leads into the en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Fully tiled double shower enclosure with thermostatic shower and glass sliding door. Pedestal hand-wash basin with chrome mixer tap. Low level W/C with chrome push flush. Chrome ladder style radiator. Tile effect laminate flooring.

## **ENCLOSED REAR GARDEN**

Double casement doors from the lounge lead onto the enclosed patio and lawned area. Steps lead to a gate with access to the rear. Garden shed to be provided.

## **PARKING**

## **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.

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