

**A TWO BEDROOM GROUND FLOOR FLAT IN THE SOUGHT AFTER LOCATION OF OGWELL.
BENEFITTING FROM ALLOCATED PARKING SPACE, FRESHLY DECORATED, NEW CARPETS TO
BE SUPPLIED AND AN ENCLOSED GARDEN. AVAILABLE EARLY MARCH.
EPC RATING C. FEES APPLY.**



24

Tamworth Close

Ogwell

Devon

TQ12 6GS

£650 PCM

Ref: DSN4910

*** FRESHLY DECORATED & NEW CARPETS TO BE SUPPLIED * ALLOCATED PARKING SPACE *
ENTRANCE HALLWAY * OPEN PLAN KITCHEN/LOUNGE/DINER * TWO BEDROOMS * BATHROOM *
ENCLOSED GARDEN * AVAILABLE EARLY MARCH * 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

Wall enclosed front garden with a black gate which leads to the front entrance. Composite door leads into the entrance hallway.

ENTRANCE HALLWAY

Area of matting. New carpets to be laid and walls to be freshly decorated. Doors lead to bedrooms one, two, the bathroom, kitchen/lounge/diner and airing cupboard.

OPEN PLAN KITCHEN/LOUNGE/DINER

New carpet to be laid in the lounge/dining area and walls to be freshly decorated.

KITCHEN AREA 10' 3" x 9' 4" (3.12m x 2.84m)

A range of burgundy and black high gloss wall and base units with dark wood effect work surfaces. Integrated brushed stainless steel AEG electric oven with a brushed stainless steel gas hob. Brushed stainless steel extractor hood above. Fully integrated fridge/freezer. Fully integrated washer/dryer. Vinyl flooring.

LOUNGE/DINING AREA 20' 11" x 9' 4" (6.37m x 2.84m)

UPVC window with black metallic curtain pole, eyelet top curtains and a view out to the garden. Radiator. Cupboard housing the gas central heating boiler.

BEDROOM ONE 13' 9" x 8' 6" (4.19m x 2.59m)

New carpet to be laid and walls to be freshly decorated. UPVC window with black metallic curtain pole and new tab-top curtains. Built-in wardrobe with sliding doors, rail and shelf above. Radiator.

BEDROOM TWO 9' 11" x 7' 0" (3.02m x 2.13m)

New carpet to be laid and walls to be freshly decorated. UPVC window with black metallic curtain pole. Radiator.

BATHROOM 8' 5" x 6' 7" (2.56m x 2.01m)

White suite comprising of a panelled bath with chrome mixer tap and a Mira Sport electric shower over. Glass shower screen. Pedestal hand wash basin with chrome mixer tap and a large mirror above. Low level W/C with chrome push flush. Chrome ladder style radiator. Vinyl flooring. Walls to be freshly decorated

PARKING

There is one allocated parking space in the car park.

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

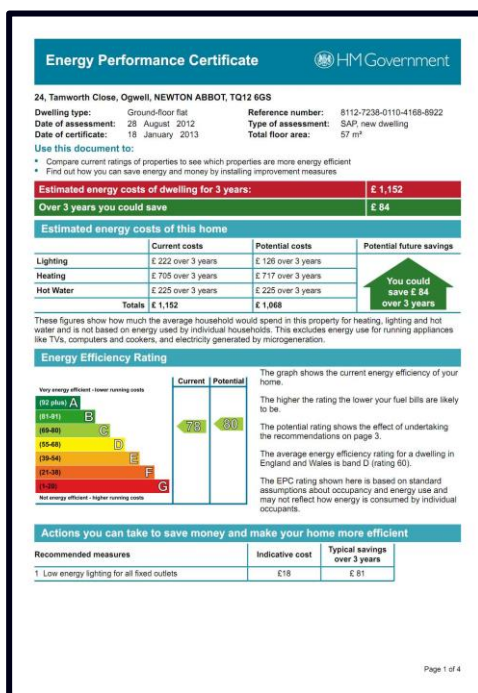
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



FLOORPLAN:

