

**\*\* REDUCED PRICE \*\* A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THE SOUGHT AFTER TOWN OF CHUDLEIGH. BENEFITTING FROM NEW CARPETS THROUGHOUT, FRESHLY DECORATED, GARAGE AND LARGE REAR ENCLOSED GARDEN. AVAILABLE IMMEDIATELY. EPC RATING D. FEES APPLY.**



**Brookfield**

**The Parade**

**Chudleigh**

**Devon**

**TQ13 0JG**

**£800 PCM**

**Ref: DSN4728**

**\*\* REDUCED PRICE \*\* NEW CARPETS & FRESHLY DECORATED \* ENTRANCE PORCH & HALLWAY \* LOUNGE \* DINING ROOM \* KITCHEN \* THREE BEDROOMS \* FAMILY BATHROOM \* REAR ENCLOSED GARDEN \* GARAGE & DRIVEWAY PARKING \* AVAILABLE IMMEDIATELY \* EPC RATING D \* FEES APPLY \***



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

## **FRONT OF PROPERTY**

Enclosed front garden with metal gates. UPVC half glazed door leads into the entrance porch.

## **ENTRANCE PORCH & HALLWAY**

Tiled floor in porch. Half glazed door with opaque glass panels lead into the entrance hallway. New carpet. Stairs rise to first floor. Doors lead to lounge, dining room and kitchen.

## **LOUNGE** 13' 7" x 0' 0" (4.14m x 0.00m)

New carpet and freshly decorated. Ornamental fireplace with inset coal-effect gas fire, with decorative tiling and a white wooden surround. UPVC bay window with curtain track and curtains. Radiator.

## **DINING ROOM** 11' 10" x 10' 8" (3.60m x 3.25m)

New carpet and freshly decorated. UPVC window and patio doors which lead to the garden with full length curtains on a pole. Ornamental tiled fireplace with wooden surround ( For ornamental use only). Built-in storage cupboards. Radiator.

## **KITCHEN** 8' 3" x 7' 10" (2.51m x 2.39m)

A range of white fronted units with pine handles and Butchers block effect work surfaces. Circular stainless steel sink and drainer with chrome mixer tap. Electric oven with gas hob. Space and plumbing for washing machine. Space for fridge. UPVC glazing roller blind. New vinyl flooring, and freshly decorated. UPVC half glazed door leads into the rear porch.

## **REAR PORCH**

Leads to the rear garden. Outside toilet.

## **STAIRS & LANDING**

New carpet and freshly decorated. Window. Doors lead to all bedrooms and the bathroom.

## **BEDROOM ONE** 11' 11" x 10' 10" (3.63m x 3.30m)

New carpet and freshly decorated. Light wood wardrobes, one with mirror fronted doors. UPVC window with curtain pole, curtains and a rear aspect. Radiator. White pedestal hand wash basin.

## **BEDROOM TWO** 11' 10" x 10' 9" (3.60m x 3.27m)

New carpet and freshly decorated. Built-in wardrobe. Ornamental fireplace with tiled surround (For ornamental use only). UPVC window with curtain pole and curtain. Radiator.

## **BEDROOM THREE** 7' 10" x 6' 11" (2.39m x 2.11m)

New carpet and freshly decorated. UPVC window with curtain track and curtains. Radiator.

## **FAMILY BATHROOM** 7' 10" x 6' 7" (2.39m x 2.01m)

White panelled bath with chrome taps and a Mira Excel thermostatic shower over. Glass shower screen. Pedestal hand wash basin with chrome mixer taps, and mirror and light above. Low level W/C with chrome push button flush. Wooden medicine cabinet with mirrored doors. Airing cupboard housing the Ideal Logic gas central heating boiler and pine slatted shelf.

## **REAR ENCLOSED GARDEN**

Enclosed level lawned garden with mature hedge boundaries, trees and shrubs. Large metal storage shed.

## **GARAGE & DRIVEWAY PARKING**

Driveway with parking for two cars. Garage with power and light.

## **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.

