

**A WELL PRESENTED FIRST FLOOR FLAT IN THE SOUGHT AFTER LOCATION OF NEWTON ABBOT. BENEFITTING FROM A MODERN KITCHEN AND BATHROOM WITH UNDERFLOOR HEATING. AVAILABLE MID SEPTEMBER. EPC RATING D.**



**21**

**Mill Close**

**Newton Abbot**

**Devon**

**TQ12 1UR**

**£560 PCM**

**Ref: DSN 5706**

**\* OPEN PLAN MODERN LOUNGE/KITCHEN/DINER \* ONE BEDROOM \* MODERN BATHROOM \* UNDER FLOOR HEATING \* UPVC DOUBLE GLAZING \* ONE ALLOCATED PARKING SPACE \* AVAILABLE MID SEPTEMBER \* EPC RATING D \***



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

**A WELL PRESENTED FIRST FLOOR FLAT IN THE SOUGHT AFTER LOCATION OF NEWTON ABBOT. BENEFITTING FROM A MODERN KITCHEN AND BATHROOM WITH UNDERFLOOR HEATING. AVAILABLE MID DECEMBER. EPC RATING D. FEES APPLY.**

#### **FRONT ENTRANCE**

Wrought iron steps lead up to a balcony with a storm porch over. UPVC front door leads into the lounge/dining area.

#### **OPEN PLAN LOUNGE/DINING AREA/KITCHEN** 21' 8" x 10' 6" (6.60m x 3.20m)

##### **LOUNGE/DINING AREA**

Marble tiles with under floor heating. Large stripe floor rug. UPVC double glazed patio doors lead out onto the balcony. Stainless steel curtain pole with curtains. Electric wall heater. Door leads to the bedroom and bathroom.

##### **KITCHEN AREA**

Marble tiles with under floor heating. A fitted kitchen with a range of cream shaker style wall and base units. Wine rack drawers. Black granite work surface. Inset stainless steel sink with chrome mixer lever taps. Integrated Siemens fridge and Bosch freezer. Hotpoint washing machine. Brushed stainless steel built in Indesit electric oven. Extractor fan over oven. UPVC double glazed window. Extractor fan.

##### **BEDROOM ONE** 12' 10" x 8' 7" (3.91m x 2.61m)

Carpeted. UPVC double glazed window with stainless steel curtain pole and curtains. Built in wardrobe with automatic light and hanging rail. Built in cupboard with shelves. Halogen down lighter. Electric wall heater. Door leads into the bathroom.

##### **BATHROOM** 7' 11" x 8' 4" (2.41m x 2.54m)

A white suite comprising of a p-shaped bath with chrome mixer tap and shower attachment. Thermostatic shower over bath with curved glass shower screen. Concealed cistern low level W.C. Marble topped vanity unit with inset hand wash basin and chrome mixer tap and cupboards underneath. Large mirror over. UPVC obscured double glazed window with venetian blind. Marble tiled flooring with under floor heating.

#### **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**

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". 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

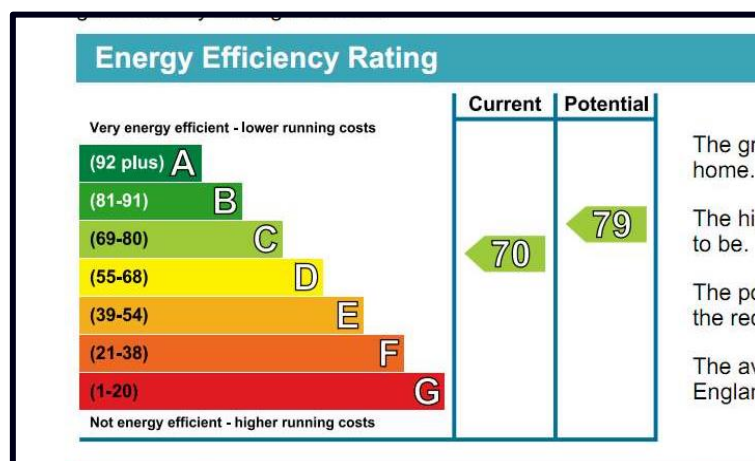
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing

## 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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