

**A NICELY PRESENTED MID-TERRACE TWO BEDROOM HOUSE IN THE POPULAR LOCATION OF KINGSTEIGNTON. BENEFITTING FROM ENCLOSED REAR GARDEN AND ONE ALLOCATED PARKING SPACE. AVAILABLE EARLY MARCH. EPC RATING C. FEES APPLY.**



**26**

**Newcross Park**

**Kingsteignton**

**Devon**

**TQ12 3TJ**

**£665 PCM**

**Ref: DSN4940**

\* ENTRANCE PORCH \* LIVING ROOM \* KITCHEN \* TWO BEDROOMS \* BATHROOM \*  
\* ENCLOSED REAR GARDEN \* ONE ALLOCATED PARKING SPACE \* 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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#### **ENTRANCE PORCH**

Level pathway with small lawned area and gravel leads to enclosed UPVC entrance porch with hanging space. Wooden front door leads into the entrance hallway.

#### **ENTRANCE HALLWAY**

Carpeted. Stairs rise to first floor. Door to living room.

#### **LIVING ROOM** *14' 6" x 12' 11" (4.42m x 3.93m)*

Spacious and light lounge. Carpeted. UPVC window with vertical blinds, curtain pole and curtains with a front aspect. Radiator. Glazed panelled door into kitchen.

#### **KITCHEN** *12' 8" x 8' 0" (3.86m x 2.44m)*

A range of light wood wall and base units with black granite effect work surfaces and two-tone tiled splashbacks. Black sink and drainer with chrome mixer tap. Free standing Canon gas cooker with extractor fan over. UPVC door to rear garden. UPVC window with rear aspect. Tile effect vinyl flooring. Wall mounted Valiant combi-boiler. Space and plumbing for washing machine. Space for fridge/freezer next to tall cupboard.

#### **STAIRS AND LANDING**

Carpeted. Thermostat control. Doors to bedrooms one, two and the bathroom.

#### **BEDROOM ONE** *12' 3" x 9' 9" (3.73m x 2.97m)*

Carpeted. Two built-in storage cupboards and wardrobes. UPVC window with curtains and front aspect. Radiator.

#### **BEDROOM TWO** *11' 2" x 7' 2" (3.40m x 2.18m)*

Carpeted. Large recessed cupboard with fitted shelving. UPVC window with curtains to rear aspect. Radiator.

#### **BATHROOM** *7' 11" x 5' 4" (2.41m x 1.62m)*

White suite comprising of panelled bath with chrome mixer tap and electric shower over. Low level W/C with push button flush. Pedestal hand wash basin with chrome mixer tap. Heated towel rail. Fully tiled. UPVC window with obscure glass. Vinyl flooring.

#### **ENCLOSED REAR GARDEN**

The rear enclosed garden is paved which is easily maintainable and ideal for flower pots and garden furniture. Timber built garden shed. Gate with access to the rear.

#### **PARKING**

There is allocated parking in a residential car park nearby.

## **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.

