

**** REDUCED PRICE ** HALF PRICE ADMIN FEES IF TAKEN BEFORE XMAS. A BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE IN KINGSKERSWELL. BENEFITING FROM INTEGRAL GARAGE, CONSERVATORY AND GARDENS. AVAILABLE NOW. EPC**



**44
Charles Road
Kingskerswell
Devon
TQ12 5JW**

£1,000

Ref: DSN4790

**** REDUCED PRICE ** HALF PRICE ADMIN FEES IF TAKEN BEFORE XMAS * STORM PORCH * ENTRANCE HALLWAY * KITCHEN/DINING ROOM * LOUNGE * CONSERVATORY * TWO CLOAKROOMS & FAMILY BATHROOM * FOUR BEDROOMS - MASTER WITH EN-SUITE * INTEGRAL GARAGE & PARKING * GARDENS * AVAILABLE NOW * EPC RATING B * FEES APPLY ***



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

ENTRANCE PORCH

Storm porch. Black composite front door leads into the spacious entrance hallway.

ENTRANCE HALLWAY

Doors to cloakroom, integral garage and bedroom four. Stairs rise to the first floor.

CLOAKROOM ONE

Low level W/C with chrome push button flush. Pedestal hand wash basin with chrome mixer tap and vanity unit below. Double glazed window with obscured glass. Space and plumbing for washing machine.

BEDROOM FOUR *10' 2" x 8' 8" (3.10m x 2.64m)*

Double glazed window. Radiator.

STAIRS TO FIRST FLOOR LANDING.

Carpeted. Radiator. Doors lead to kitchen/dining room, lounge and second cloakroom.

KITCHEN/DINING ROOM *18' 6" x 11' 1" (5.63m x 3.38m)*

A range of oak wall, base and drawer units with brushed chrome handles. Slate effect roll-edge work surfaces and white tiled splashbacks. One and a half bowl sink and drainer with chrome mixer tap. Integrated Smeg oven. Gas hob with a brushed stainless steel extractor hood over. Space and plumbing for dishwasher. Logic boiler housed in cupboard. UPVC window with countryside views. The dining area has two radiators and a UPVC window.

LOUNGE *18' 7" x 10' 9" (5.66m x 3.27m)*

Carpeted. UPVC window. Two radiators. French doors lead out into the conservatory.

CONSERVATORY *9' 6" x 9' 6" (2.89m x 2.89m)*

French doors lead out to the garden patio.

CLOAKROOM TWO

Low level W/C. Pedestal hand wash basin with chrome mixer tap. Radiator. Extractor fan.

STAIRS TO SECOND FLOOR LANDING

Carpeted. Double glazed window. Storage cupboard with shelving. Doors lead to bedrooms one, two, three and the family bathroom.

BEDROOM ONE *14' 5" x 10' 2" (4.39m x 3.10m)*

Carpeted. Double glazed window. Radiator. Door leads to the en-suite.

EN-SUITE

Double shower cubicle with glass sliding doors. Pedestal hand wash basin with chrome mixer tap. Low level W/C. Chrome heated towel rail. Window with obscure glazing. Extractor fan.

BEDROOM TWO *10' 10" x 9' 8" (3.30m x 2.94m)*

UPVC window with far reaching countryside views. Radiator.

BEDROOM THREE *10' 7" x 8' 8" (3.22m x 2.64m)*

UPVC window. Radiator.

BATHROOM

Panelled bath with shower over and glass shower screen. Pedestal hand wash basin and chrome mixer taps. Low level W/C.

GARDENS

The rear garden is fully enclosed and mainly paved, for ease of maintenance, with flower beds and borders. Storage shed. Exterior lighting.

INTEGRAL GARAGE & PARKING

Driveway parking for two cars. The garage has an up and over door. Power and lighting.

TENANCY

Reduced price if a 12 month tenancy is taken. A 6 month tenancy will be £1,100.

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.

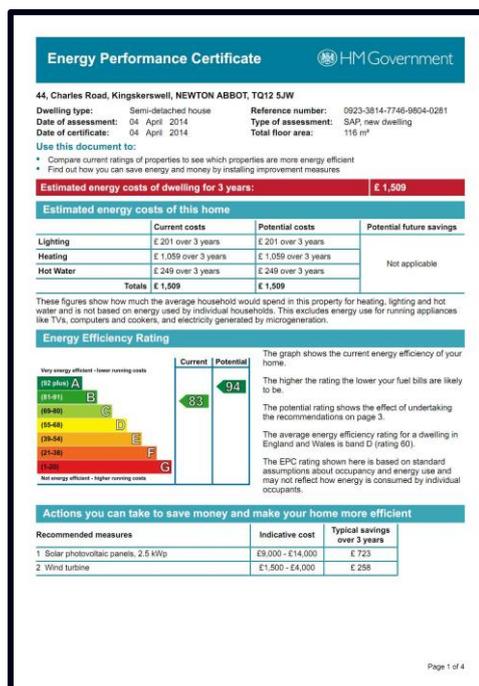
TENANCY

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:

