

A SUPERB BRAND NEW TWO BEDROOM HOUSE OFFERING A SEPARATE KITCHEN, LIVING/DINING ROOM, CLOAKROOM AND FAMILY BATHROOM. BENEFITTING FROM REAR ENCLOSED GARDEN & GARAGE. AVAILABLE IMMEDIATELY. EPC RATING B. FEES APPLY.



**14
Mountford Drive
Bovey Tracey
Devon
TQ13 9GJ

£795 PCM
Ref: DSN4845**

*** ENTRANCE * HALLWAY * CLOAKROOM * KITCHEN * LIVING/DINING AREA * TWO BEDROOMS * FAMILY BATHROOM * REAR ENCLOSED GARDEN * GARAGE * AVAILABLE IMMEDIATELY * EPC RATING B * 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

Canopy over door.

ENTRANCE HALL

Coir matting leading to carpet. Doors lead to cloakroom, kitchen and lounge/dining area. Stairs rise to first floor. Hive gas central heating control.

KITCHEN (5' 8" x 10' 4" (1.73m x 3.15m))

A range of white hi-gloss wall and base units with grey granite effect work surfaces. Brushed stainless steel electric oven, electric hob and a brushed stainless steel extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Plumbing and space for washing machine. Space for tall fridge/freezer. Vinyl flooring.

CLOAKROOM (2' 11" x 5' 10" (0.89m x 1.78m))

Low level W/C with chrome push flush. Pedestal hand wash basin with chrome mixer tap and click-clack waste. Radiator. Wood effect vinyl flooring.

LOUNGE/DINER (12' 7" x 15' 5" (3.83m x 4.70m))

Carpeted. Two x radiators. UPVC patio doors to the garden. UPVC window with garden aspect. Poles and curtains to be provided.

STAIRS & LANDING

Carpeted. Doors lead to bedrooms one, two, the family bathroom and airing cupboard.

BEDROOM ONE (12' 7" x 10' 2" (3.83m x 3.11m))

Carpeted. Radiator. UPVC window with garden views. Poles and curtains to be provided.

BEDROOM TWO (12' 7" x 5' 10" (3.83m x 1.78m))

Carpeted. Radiator. UPVC window with front aspect. Airing cupboard housing the wall mounted gas boiler and pine slatted shelves. Poles and curtains to be provided.

FAMILY BATHROOM (6' 0" x 6' 6" (1.83m x 1.98m))

Panelled bath with chrome thermostatic shower over and glass shower screen. Wall mounted hand basin with chrome mixer tap and chrome waste. Concealed fix low level W/C with wall mounted flush. Shaver socket. Chrome ladder style radiator. Vinyl flooring.

REAR ENCLOSED GARDEN

Small patio area with steps descending to the rear garden gate. Fully enclosed but giving access to allocated off-road parking and garage in block nearby. The garden has been turfed.

GARAGE

Garage in block with up and over door.

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.

