

**** PRICE REDUCTION ** A BRAND NEW WELL PRESENTED ONE BEDROOM MAISONETTE IN THE HEART OF CHUDLEIGH, PERFECT FOR A SINGLE PERSON OR YOUNG COUPLE. BENEFITTING FROM OPEN PLAN LIVING AREA WITH A SMART MODERN KITCHEN & CLOSE TO LOCAL AMENITIES. AVAILABLE NOW. EPC RATING C. FEES APPLY.**



**Flat 1, 79
Fore Street
Chudleigh
Devon
TQ13 0HT**

£525 PCM

Ref: DSN4828

**** PRICE REDUCTION ** PERFECT FOR A SINGLE PERSON OR A YOUNG COUPLE *
* OPEN PLAN LOUNGE AND TRENDY MODERN KITCHEN * BEDROOM * BATHROOM *
* COMMUNAL ENTRANCE * MAISONETTE ENTRANCE HALL * AVAILABLE NOW * EPC RATING C *
* FEES APPLY ***



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

**** PRICE REDUCTION ** A BRAND NEW WELL PRESENTED ONE BEDROOM MAISONETTE IN THE HEART OF CHUDLEIGH, PERFECT FOR A SINGLE PERSON OR YOUNG COUPLE. BENEFITTING FROM OPEN PLAN LIVING AREA WITH A SMART MODERN KITCHEN & CLOSE TO LOCAL AMENITIES. AVAILABLE NOW. EPC RATING C. FEES APPLY.**

COMMUNAL ENTRANCE

A metal staircase leads up to a small balcony and the communal entrance. A light wooden front door leads into the communal entrance hallway.

ENTRANCE HALLWAY

Flat door leads off from the communal hallway. Dark wood effect laminate flooring. Carpeted stairs descend to the lower ground floor. Wooden door leads into the open plan kitchen/lounge area.

OPEN PLAN KITCHEN AND LOUNGE :

KITCHEN AREA 12' 4" x 5' 8" (3.76m x 1.73m)

Attractive range of modern white Hi-gloss wall and base units with vertical stainless steel handles. Butchers block effect work surfaces. Stainless steel sink and drainer with a stylish chrome mixer tap. Popular white metro tiling. Brushed stainless steel Lamona electric oven with a Lamona electric hob over. Brushed stainless steel extractor hood above. Space and plumbing for washing machine. Space for tall fridge/freezer. Dark wood effect laminate flooring.

LOUNGE AREA 12' 4" x 9' 2" (3.76m x 2.79m)

Carpeted. Two UPVC windows. Radiator. Wall mounted cupboard housing the gas central heating boiler.

LOWER LANDING

Carpeted stairs descend to lower landing. Room for a desk. Doors lead to the bedroom and bathroom.

BEDROOM 12' 11" x 11' 3" (3.93m x 3.43m)

Carpeted. UPVC window. Radiator.

BATHROOM

Panelled bath with chrome taps, a thermostatic shower over and a glass shower screen. Grey tiles in shower area. Pedestal hand wash basin with chrome taps and a mirror fronted cabinet above. Shaver socket. Chrome soap dish and toothbrush holder with glass beaker. Low level W/C with chrome push flush. Chrome towel ring. Chrome ladder style radiator. Extractor fan. Tiled vinyl flooring.

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 NOT 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.

