

PRICE REDUCTION. A WELL PRESENTED ONE BEDROOM FLAT IN A TUDOR MANOR HOUSE SET IN A RURAL LOCATION OF LOWER NETHERTON. BENEFITING FROM ADDITIONAL LARGE MEZANNINE AREA & PARKING. AVAILABLE NOW. EPC RATING F.



**Flat 4,
Buckland Barton House
Newton Abbot
Devon
TQ12 4SA**

£575 PCM

Ref: DSN4710

* PRICE REDUCTION * ENTRANCE HALL * LOUNGE DINER * KITCHEN AREA * ONE BEDROOM * LARGE MEZZANINE AREA * BATHROOM * PARKING * COMMUNAL GARDEN * AVAILABLE NOW *
* EPC RATING F * FEES APPLY *



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

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ENTRANCE HALL

New carpet just outside studio door. Wooden door into entrance hall. Door to bathroom and through to Kitchen/Diner and Lounge

LOUNGE/DINER 13' 9" x 19' 0" (4.19m x 5.79m)

L shaped. Carpeted. Built in window seat with view to front. Curtains on wooden pole. Night storage heater. Stairs rise to Mezzanine floor. Window opener. New lighting installed.

KITCHEN 7' 3" x 11' 9" (2.21m x 3.58m)

New vinyl flooring. Range of wall and base units. Stainless steel sink with chrome taps. Tiled work surface. Space for tall fridge / freezer. Space and plumbing for washing machine. Free standing electric cooker. Door through to Bedroom.

BEDROOM 1 12' 7" x 6' 9" (3.83m x 2.06m)

Carpeted. Wooden curtain pole. Wardrobe area with rail and curtain

BATHROOM

Pedestal basin with chrome taps. W/C with lever push. Shower over bath. Wall mounted heater.

MEZANNINE 23' 3" x 13' 2" (7.08m x 4.01m)

Carpeted. Exposed oak beams. 2 chest of drawers. Ventilation flaps. Restricted height. Window opener.

OUTSIDE

Share of communal garden. Parking for one car.

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 If the Tenants are approved by the Referencing Company, but the property is withdrawn by the Landlord, the Administration Fee(s) will be refunded in full.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.

