

A WELL PRESENTED THREE BEDROOM PROPERTY IN THE SOUGHT AFTER LOCATION OF BOVEY TRACEY. BENEFITING FROM A NEW KITCHEN TO BE INSTALLED, EN-SUITE WITH NEW SHOWER CUBICLE TO BE INSTALLED, REAR ENCLOSED GARDEN AND A GARAGE. AVAILABLE MID AUGUST. EPC RATING C. FEES APPLY



14

Badgers Way

Bovey Tracey

Devon

TQ13 9QY

£875 PCM

Ref: DSN3250

*** BRAND NEW KITCHEN/BREAKFAST ROOM TO BE INSTALLED * LOUNGE * NEW DOWNSTAIRS CLOAKROOM * FAMILY BATHROOM * THREE BEDROOMS * EN-SUITE WITH NEW SHOWER CUBICLE * REAR ENCLOSED GARDEN * DRIVEWAY & GARAGE * AVAILABLE MID AUGUST * EPC RATING C * FEES APPLY ***



**NEW KITCHEN
PHOTO TO
FOLLOW**

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

FRONT OF PROPERTY

Small lawned area leads up to the front entrance. Storm porch.

ENTRANCE HALLWAY

Wooden front door leading to hallway. Doors to cloakroom and lounge. Stairs rise to first floor. UPVC double glazed window. Coat hooks.

LOUNGE 15' 6" x 11' 4" (4.72m x 3.45m)

Carpeted. Under stair cupboard. UPVC double glazed window. Pine curtain pole. Radiator. Door leads into the kitchen.

KITCHEN/BREAKFAST ROOM 14' 10" x 8' 7" (4.52m x 2.61m)

A new Shaker-style kitchen with matt wall and base units will be provided with new dark grey granite effect laminate work surfaces. Plumbing and space for washing machine & dishwasher. Space for tall fridge/freezer. UPVC double glazed window. UPVC Patio doors. Radiator.

DOWNSTAIRS CLOAKROOM

New cloakroom fitted.

STAIRS & LANDING

Landing with airing cupboard housing the hot water cylinder. Shelves.

BEDROOM ONE 14' 0" x 8' 6" (4.26m x 2.59m)

Carpeted. Radiator. UPVC double glazed window with metallic curtain pole with a view to the countryside. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle to be replaced with a thermostatic shower. Hand wash basin with chrome mixer tap and set in a vanity unit. Low level W.C. Cupboard with drawer below. Extractor fan. UPVC double glazed window with roller blind. Vinyl flooring. Radiator.

BEDROOM TWO 10' 8" x 8' 2" (3.25m x 2.49m)

Carpeted. Radiator. UPVC double glazed window with a pine curtain pole.

BEDROOM THREE 6' 4" x 8' 9" (1.93m x 2.66m)

Carpeted. Radiator. UPVC double glazed window with pine curtain pole.

BATHROOM

New bathroom has been installed. Bath with chrome mixer taps and a thermostatic shower over. Glass shower screen. Hand wash basin with chrome mixer tap and a mirror fronted cabinet above. Low level W/C with chrome push flush.

REAR ENCLOSED GARDEN

Rear enclosed garden recently landscaped. Front of the property laid to lawn.

GARAGE & PARKING

At the front of the property there is a garage with power and light. Driveway with parking for one car. Door from garage leads out into the garden.

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.

