

**A TWO BEDROOM END TERRACE PROPERTY IN THE POPULAR VILLAGE OF CHUDLEIGH KNIGHTON. BENEFITTING FROM ONE ALLOCATED PARKING SPACE AND ONE VISITOR. AVAILABLE EARLY JULY. EPC RATING D. FEES APPLY.**



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**Meadowbank**

**Chudleigh Knighton**

**Devon**

**TQ13 0HW**

**Monthly Rental Of £595**

**Ref: DSN4684**

\* ENTRANCE HALLWAY \* LOUNGE/DINER \* KITCHEN \* TWO BEDROOMS \* BATHROOM \* ONE ALLOCATED PARKING SPACE AND ONE VISITOR \* AVAILABLE EARLY JULY \* EPC RATING D \*  
\* FEES APPLY \*



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

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#### **ENTRANCE HALLWAY**

UPVC front door leads into hallway. Carpeted. Under stair storage cupboard housing the hot water cylinder and with pine slatted shelves. Doors to kitchen and lounge.

#### **KITCHEN** *11' 7" x 6' 6" (3.53m x 1.98m)*

A range of light wood effect units with black/grey granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Flavel gas cooker (landlord holds no responsibility). Wood effect vinyl flooring. Radiator. Glowworm wall mounted boiler.

#### **LOUNGE/DINER** *12' 6" x 11' 6" (3.81m x 3.50m)*

Carpeted. Attractive UPVC bay window with metallic effect pole. Radiator. Stairs rise to first floor.

#### **STAIRS AND LANDING**

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

#### **BEDROOM ONE** *11' 3" x 11' 10" (3.43m x 3.60m)*

Carpeted. UPVC double glazed window with white pole. Radiator.

#### **BEDROOM TWO** *11' 7" x 6' 6" (3.53m x 1.98m)*

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

#### **BATHROOM** *4' 7" x 7' 10" (1.40m x 2.39m)*

A light colored suite comprising of a panelled bath with chrome mixer tap and shower attachment. Pedestal hand wash basin with chrome taps. Low level W/C with chrome flush. UPVC window with opaque glass. Radiator. Vinyl flooring.

#### **OUTSIDE OF PROPERTY**

One allocated parking space and one for a visitor. Small lawned area at the front with a paved path which leads to front 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.

