

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN THE POPULAR LOCATION OF BRADLEY VALE. BENEFITING FROM GARDENS, PARKING AND A GARAGE. AVAILABLE EARLY NOVEMBER. EPC RATING D. FEES APPLY.



6

Broadridge Close

Newton Abbot

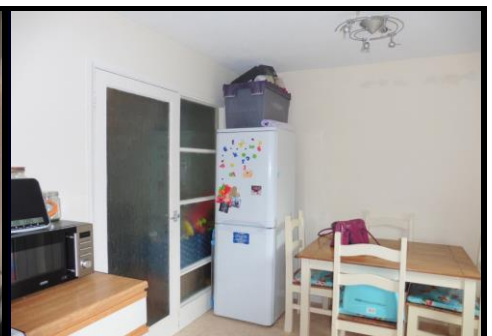
Devon

TQ12 1YE

£740 PCM

Ref: DSN4730

*** ENTRANCE PORCH * LOUNGE/DINER * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM * REAR GARDEN WITH RURAL VIEWS * GARAGE & PARKING * AVAILABLE EARLY NOVEMBER * 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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FRONT OF PROPERTY

One garage and one allocated parking space. Steps rise from the parking area up to the front lawn. Path leads to the entrance porch.

ENTRANCE PORCH

Half glazed UPVC front door leads into the entrance porch. One UPVC window. Tile effect vinyl flooring. Coat hooks. Glazed door into the lounge/diner.

LOUNGE/DINER 17' 8" x 13' 10" (5.38m x 4.21m)

Carpeted. Open tread carpeted stairs rise to first floor. UPVC window with curtain pole and with a front aspect. Radiator. Cupboard housing the gas and electric meters and fuse board. Fully glazed door into the kitchen.

KITCHEN/BREAKFAST ROOM 13' 10" x 8' 3" (4.21m x 2.51m)

A range of cream wall and base units with wood effect work surfaces. Stainless steel sink and drainer with chrome taps. Space and plumbing for washing machine. Space for tall fridge/freezer. Space for electric cooker (500 gap). Space for condenser dryer. UPVC window with venetian blind and view to the rear garden. Space for table and chairs. Radiator. Vinyl flooring. UPVC door leads to the rear garden.

STAIRS & LANDING

Doors to bedrooms one, two, three and the bathroom. Airing cupboard with pine slatted shelves. Carpeted.

BEDROOM ONE 13' 11" x 8' 7" (4.24m x 2.61m)

Carpeted. UPVC square window. Radiator.

BEDROOM TWO 10' 1" x 7' 8" (3.07m x 2.34m)

Carpeted. UPVC window with curtain pole. Radiator.

BEDROOM THREE 7' 2" x 5' 11" (2.18m x 1.80m)

Carpeted. UPVC square window. Radiator.

BATHROOM 7' 7" x 6' 10" (2.31m x 2.08m)

White panelled bath with Creda electric shower over and shower curtain. Pedestal hand wash basin with chrome taps. Low level W/C with chrome push flush. UPVC window with opaque glass. Tile effect vinyl flooring. Radiator.

REAR GARDEN

UPVC door leads out to the rear garden from the kitchen. Small patio with steps lead up to a raised lawned area with rural views. Side entrance to the front garden via a gate.

GARAGE & PARKING

One garage with a green up and over door. One allocated parking space near the garage.

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 36110

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.

