

A VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE IN THE POPULAR LOCATION OF OGWELL. BENEFITTING FROM DRIVEWAY PARKING & ENCLOSED GARDEN. AVAILABLE LATE JULY. EPC RATING C. FEES APPLY



6

Saddleback Close

Ogwell

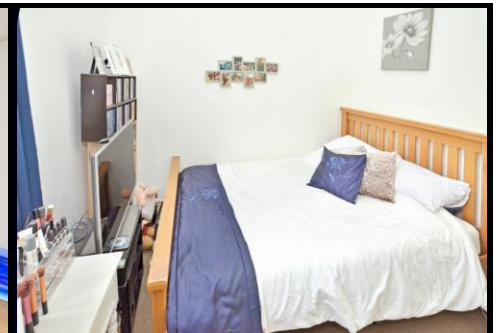
Devon

TQ12 6GW

£795 PCM

Ref: DSN5088

*** ENTRANCE HALLWAY * CLOAKROOM * KITCHEN/DINING ROOM * LIVING ROOM * TWO BEDROOMS * FAMILY BATHROOM * DRIVEWAY * AVAILABLE LATE JULY * EPC RATING C * FEES APPLY ***



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

FRONT OF PROPERTY

Driveway at the front of the property with space for two cars. Wooden shed. Small front enclosed gravelled area with a short pathway leading to the front door.

ENTRANCE HALL

Grey wooden front door leads into the entrance hallway. Coir matting.

DOWNSTAIRS CLOAKROOM

Low level W/C. White hand wash basin with chrome mixer tap. Framed mirror. Radiator. Grey wood effect vinyl flooring.

KITCHEN/DINING ROOM 10' 6" x 14' 3" (3.20m x 4.34m)

A range of cream Hi-gloss wall and base units with granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Integrated cooker and four ring gas hob with extractor hood and light over. Samsung fridge/freezer. Bosch dishwasher. Cupboard housing combination boiler. Laminate flooring. Double glazed window to front. Stairs leading to lower ground floor to the lounge.

LOUNGE 12' 4" x 14' 3" (3.76m x 4.34m)

Carpeted. Double glazed sliding doors to rear garden, with metallic curtain pole & eyelet top curtains. Two radiators. Storage cupboard. Stairs rise to first floor.

STAIRS & LANDING

Carpeted. Small UPVC double glazed window. Storage cupboard with shelf and heater. Doors lead to bedrooms one, two and the bathroom.

MASTER BEDROOM 8' 9" x 14' 3" (2.66m x 4.34m)

Carpet. Two double glazed windows with a front aspect, metallic curtain pole & eyelet top curtains. Radiator.

BEDROOM TWO 14' 3" x 6' 4" (4.34m x 1.93m)

Carpeted. Two UPVC double glazed windows with chrome curtain poles and curtains. Radiator.

FAMILY BATHROOM

Low level WC with concealed flush. Pedestal hand wash basin with chrome mixer tap and mirror above. Panelled bath with chrome mixer tap and thermostatic shower above. Glass shower screen. Wall mounted heated towel rail. Part tiling to walls. Grey tile effect vinyl flooring.

REAR ENCLOSED GARDEN

Access to the rear garden is via the lounge patio doors which lead out onto the patio then onto lawn.

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

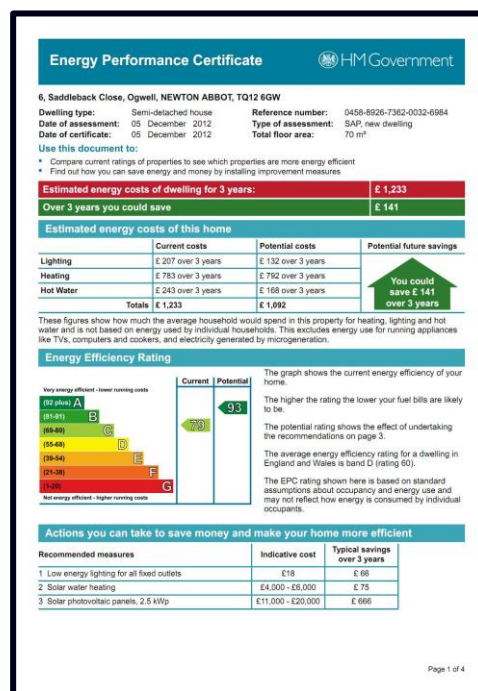
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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

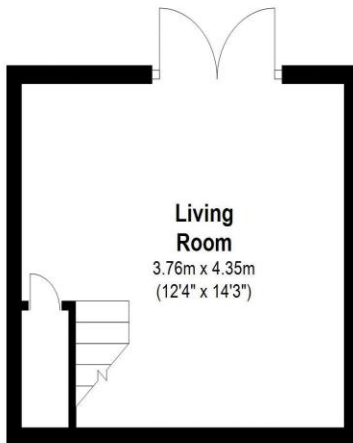
Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



FLOORPLAN:

Lower Ground Floor

Approx. 16.4 sq. metres (176.1 sq. feet)



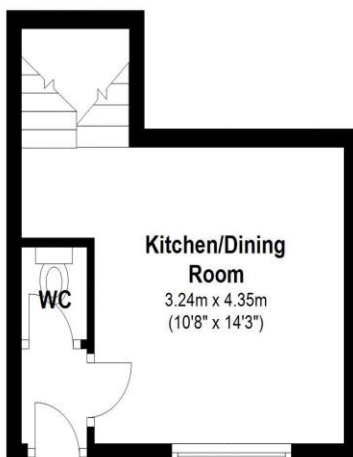
First Floor

Approx. 14.4 sq. metres (154.9 sq. feet)



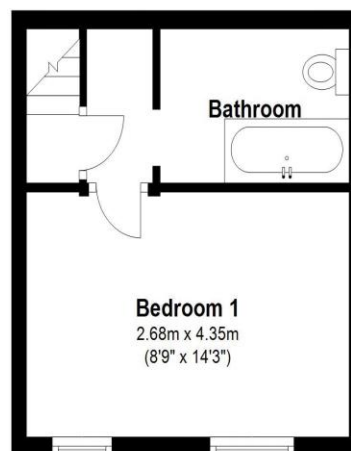
Ground Floor

Approx. 18.2 sq. metres (196.3 sq. feet)



Second Floor

Approx. 19.4 sq. metres (209.2 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 sq. feet)

6 Saddleback Close, Ogwell, Newton Abbot