

A NICELY PRESENTED TWO BEDROOM BUNGALOW, WITH AN ADDITIONAL ONE BEDROOM ANNEXE, SET IN KINGSTEIGNTON. BENEFITTING FROM DRIVEWAY WITH AMPLE PARKING AND A RAISED DECKED AREA WITH VIEWS OF HAYTOR. AVAILABLE EARLY APRIL. EPC RATING D. FEES APPLY.



6

Lower Coombe Road

Kingsteignton

Devon

TQ12 3DP

£825 PCM

Ref: DSN4915

- * DRIVEWAY PARKING * ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN * BREAKFAST ROOM *
- * TWO BEDROOMS * FAMILY SHOWER ROOM * SMALL ANNEXE WITH EN-SUITE *
- * FRONT & SIDE GARDENS *
- * AVAILABLE EARLY APRIL * EPC RATING D * FEES APPLY *



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

DRIVEWAY PARKING

There are two driveways for parking at the front and the side of the property. N.B. The garage is not included.

ENTRANCE HALLWAY

UPVC fully glazed front door with opaque glass leads into the entrance hallway. Carpeted. Radiator. Doors to lounge/diner, kitchen, shower room and bedrooms one and two.

LOUNGE/DINER 20' 10" x 10' 10" (6.35m x 3.30m)

Carpeted. Wall mounted electric fire. Large UPVC window with metallic curtain pole, vertical blinds and tab-top curtains. Two radiators.

KITCHEN 11' 9" x 7' 4" (3.58m x 2.23m)

A range of blue hand painted wall and base units with oak butchers block work surfaces. Composite sink and drainer with mixer tap. Brushed stainless steel electric oven and a brushed stainless steel Flavel gas hob. Brushed stainless steel extractor hood over. Slimline dishwasher (the landlord holds no responsibility). Space for fridge/freezer. Ideal wall mounted gas boiler. New vinyl floor tiles. UPVC window with roller blind and views to the Moors. Arch to breakfast room.

BREAKFAST ROOM

Fully glazed UPVC with access to the garden. Oak Butchers block breakfast bar. One base unit. Radiator.

BEDROOM ONE 12' 1" x 11' 1" (3.68m x 3.38m)

To be painted. Carpeted. UPVC window with vertical blinds and eyelet top curtains. Radiator.

BEDROOM TWO 9' 4" x 8' 11" (2.84m x 2.72m)

Carpeted. UPVC window with vertical blind and eyelet top curtains. Radiator. Additional access to the annexe with a lockable door.

FAMILY SHOWER ROOM

Large fully tiled shower enclosure with an electric Mira Sprint shower. Pedestal basin with chrome taps and glass shelf over. Low level W/C with chrome push flush. White ladder style towel rail. Extractor fan. UPVC window with opaque glass and a roller blind. Tiled flooring.

ONE BEDROOM ANNEXE 15' 9" x 7' 7" (4.80m x 2.31m)

UPVC fully glazed door and window into the annexe from the side of the property. Eyelet top curtains. Area for bed. Wall mounted electric panel heater. Small kitchenette area with gloss base units and butchers block work surfaces. Space for under counter fridge. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Large shower cubicle with an electric Triton Cara shower and sliding doors. Wall mounted hand wash basin with chrome mixer tap. Low level W/C with chrome push flush.

SIDE & FRONT GARDEN

The front is mainly laid to chippings with a path to the front entrance. There is a raised decked area, with views of Haytor, at the side of the property. Small raised bed for growing vegetables. Rotary line. Greenhouse. Additional drive with parking for 2-3 cars.

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.

Energy Performance Certificate																																										
6, Lower Coombe Road Kingsleighton NEWTON ABBOT TQ12 3DP		Dwelling type: Detached bungalow Date of assessment: 08 March 2012 Date of certificate: 08 March 2012 Reference number: 0368-8056-6247-9992-1904 Type of assessment: RdSAP, existing dwelling Total floor area: 67 m ²																																								
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Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.																																										