

A WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE IN THE BEAUTIFUL VILLAGE OF BISHOPSTEIGNTON. BENEFITTING FROM GARAGE PARKING AND TERRACED GARDEN. AVAILABLE NOW. EPC RATING D. FEES APPLY.



**5B
Cockhaven Road
Bishopsteignton
Devon
TQ14 9RF
£685 PCM
Ref: DSN4917**

* GARAGE PARKING * ENTRANCE PORCH * LOUNGE/DINER * KITCHEN/BREAKFAST ROOM *
* CLOAKROOM * TWO BEDROOMS * BATHROOM * TERRACED GARDEN * AVAILABLE NOW *
* 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 PORCH

Half glazed wooden door leads into the lounge/diner. Coir matting.

LOUNGE/DINER *14' 0" x 11' 9" (4.26m x 3.58m)*

Dark stained stairs rise to first floor with under stair storage. Window with front aspect, wooden curtain pole and lined curtains. Curtain pole and curtains above entrance door. Carpeted. Red brick fire surround with stained wooden mantle and large stained wooden mirror over. Radiator. Door into kitchen/breakfast room and cloakroom.

KITCHEN/BREAKFAST ROOM *11' 9" x 7' 11" (3.58m x 2.41m)*

A range of attractive cream shaker style units with wood effect butchers block work surfaces. One and a half bowl sink and drainer with chrome mixer taps. Stoves electric cooker and induction hob with brushed stainless steel extractor fan over. Fridge/freezer. Bosch slimline dishwasher. Bosch washing machine (Please note the landlord holds no responsibility for the three free standing white goods). Wall mounted Worcester 230 boiler. Butchers block effect breakfast bar with two oak stools. Wooden casement doors giving access to terraced gardens. Window with rear aspect. Wood effect vinyl flooring. Radiator.

CLOAKROOM

Carpeted. White hand wash basin with chrome taps and glass shelf over. W/C with lever flush. Towel ring. Toilet roll holder. Radiator. Window with roman blind. Dark wooden floor.

STAIRS AND LANDING

Carpeted. Dark stained wooden hand rails. Doors lead to bedrooms one, two and the bathroom.

BEDROOM ONE *11' 0" x 8' 8" (3.35m x 2.64m)*

Carpeted. Window with wooden curtain pole and roman blind. Built-in wardrobe with hanging rail and shelf over. Airing cupboard with radiator and pine slatted shelves. Radiator.

BEDROOM TWO *7' 6" x 6' 5" (2.28m x 1.95m)*

Carpeted. Window with rear aspect and dark stained wooden curtain pole and curtains. Radiator.

BATHROOM *7' 9" x 5' 0" (2.36m x 1.52m)*

Panelled bath with antique style chrome hand-held shower attachment and electric shower. Pedestal hand wash basin with chrome antique-style taps with white mirror over. Tile effect vinyl flooring. Low level W/C with enamel and chrome flush. White mirrored fronted cabinet. Window with opaque glass. Ceiling extractor fan. Vinyl flooring.

REAR GARDEN

The rear garden has access from kitchen/breakfast room. Lower area of decking ideal for barbecues. Steps rise to terraced area.

PARKING

Parking only available in the large one-and-a-half car garage with roller shutter 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

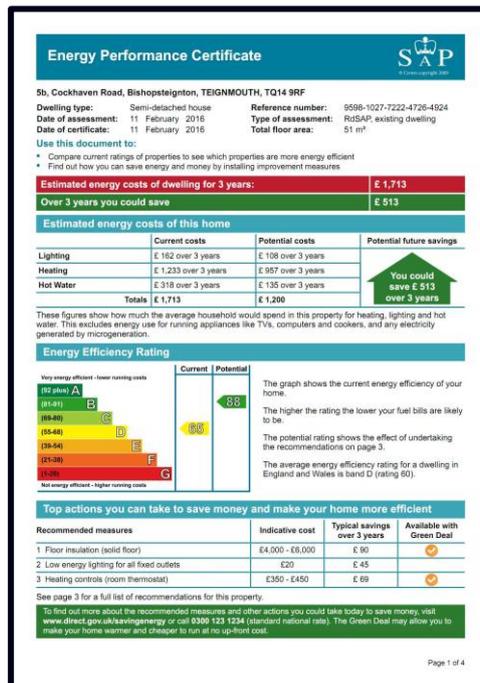
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



FLOORPLAN:

