

A FOUR BEDROOM HOUSE IN KINGSTEIGNTON. BENEFITTING FROM AN INTEGRAL GARAGE, DRIVEWAY PARKING, DOWNSTAIRS CLOAKROOM & ENCLOSED REAR GARDEN. AVAILABLE EARLY MARCH. EPC RATING D. FEES APPLY.



19

Orbec Avenue

Kingsteignton

Devon

TQ12 3ED

£950 PCM

Ref: DSN4879

* ENTRANCE PORCH & HALLWAY * LOUNGE * DINING ROOM * KITCHEN * INNER LOBBY * DOWNSTAIRS CLOAKROOM * FOUR BEDROOMS * STUDY * FAMILY BATHROOM * INTEGRAL GARAGE & DRIVEWAY PARKING * ENCLOSED REAR GARDEN * AVAILABLE EARLY MARCH * EPC RATING D * FEES APPLY *



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

FRONT OF PROPERTY

To the front of the property the garden is mainly laid to lawn and is partly surrounded by mature hedging. A driveway leads to the garage. Pathway with a raised step leads to the front door.

ENTRANCE PORCH

UPVC front door leads into the entrance porch. Two UPVC side windows. Integral door to garage. Original Parquet flooring. Wooden door with two glazed panels and two glazed side panes lead into the entrance hallway.

ENTRANCE HALLWAY

Carpeted. Staircase rises to the first floor landing. Radiator. Two wooden doors with two glazed panels each lead into the lounge.

LOUNGE 13' 2" x 12' 4" (4.01m x 3.76m)

Carpeted. UPVC double glazed window with front aspect and overlooking the front garden. Door to under stairs storage cupboard. Double wooden sliding doors with decorative glazing through to dining room.

DINING ROOM 10' 11" x 7' 9" (3.32m x 2.36m)

Carpeted. UPVC double glazed sliding door out to the rear garden. Radiator. Sliding door through to kitchen.

KITCHEN 11' 5" x 7' 6" (3.48m x 2.28m)

A range of cream units with black granite effect work surfaces and decorative tiled splashbacks. Integrated brushed stainless steel Electrolux oven and Hob. Brushed stainless steel Siemens extractor over. Brushed stainless steel sink and drainer with chrome mixer tap. Integrated fridge/freezer. Plumbing and space for dishwasher. Wood effect vinyl flooring. UPVC double glazed window with venetian blind. Step down into the inner lobby.

INNER LOBBY

UPVC framed double glazed door with obscure glass leads out to the rear garden. Door to downstairs cloakroom and integral door to the garage.

DOWNSTAIRS CLOAKROOM

White suite comprising of a low level WC with chrome lever flush. Corner hand wash basin with tiled splashback. Extractor fan. Wall mounted Valliant gas fired boiler running both the central heating and domestic hot water system.

STAIRS & LANDING

Carpeted stairs & landing. Doors lead to all bedrooms, study and bathroom.

MASTER BEDROOM 15' 4" x 8' 8" (4.67m x 2.64m)

UPVC double glazed window with a front aspect and far reaching views. Curtain pole and curtains. Radiator. Recess for wardrobe. Carpet.

BEDROOM TWO 8' 11" x 9' 0" (2.72m x 2.74m)

UPVC double glazed window overlooking the rear garden. Radiator. Airing cupboard housing the hot water cylinder, immersion heater and pine slatted shelving. Carpeted.

STUDY/OFFICE/DRESSING AREA 7' 5" x 6' 3" (2.26m x 1.90m)

This room interconnects with bedroom three and could be used as a dressing room, study or office. UPVC double glazed window overlooking the rear garden.

BEDROOM THREE 11' 8" x 7' 5" (3.55m x 2.26m)

UPVC double glazed window overlooking the front garden with far reaching views. Curtain pole and curtains. Radiator. Carpet.

BEDROOM FOUR 9' 7" x 6' 5" (2.92m x 1.95m)

UPVC double glazed window with a front aspect and far reaching views. Curtain pole and curtains. Radiator. Door to large built in storage cupboard/wardrobe with hanging rail and fitted shelf. Carpeted.

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m)

White suite comprising of a panelled bath with chrome mixer tap. Fitted electric shower unit above bath with glass shower screen. Pedestal hand wash basin. W/C with chrome push flush. UPVC double glazed windows with obscure glass and blind. Tiled window ledge. Radiator. Part tiled walls. Wood effect vinyl flooring.

REAR GARDEN

Access to the garden can be from the kitchen door, inner lobby or dining room patio doors. The rear garden is terraced with raised flower beds and enclosed by mature hedging and timber fencing.

GARAGE

Metal up and over door. Ceiling light point. Power points. Further door into the entrance hallway. Space and plumbing for washing machine.

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.

