

A NICELY PRESENTED DETACHED THREE BEDROOM BUNGALOW SET IN THE POPULAR TOWN OF BOVEY TRACEY. BENEFITTING FROM GARAGE, DRIVEWAY PARKING AND ENCLOSED REAR GARDEN. AVAILABLE NOW. EPC RATING D. FEES APPLY.



30

Becket Road

Bovey Tracey

Devon

TQ13 9JB

£950 PCM

Ref: DSN5129

*** ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN * THREE BEDROOMS-MASTER WITH EN-SUITE * FAMILY BATHROOM * ENCLOSED REAR GARDEN * GARAGE & DRIVEWAY PARKING * AVAILABLE NOW *
* 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

Driveway leads to the front entrance of the property. Lawned area with shrub borders. Half glazed front door leads into the entrance hallway.

ENTRANCE HALLWAY

Carpet and coir matting. Radiator. Airing cupboard housing the hot water cylinder. Additional cupboard. Doors lead to the lounge/diner, bathroom, bedrooms one, two and three.

LOUNGE/DINER 23' 5" x 17' 6" (7.13m x 5.33m)

L-shaped room. Carpeted. Black cast iron Yeoman coal-effect gas fire set in a sandstone fireplace with hearth and mantel. One UPVC window with wooden curtain pole. One UPVC sliding door with wooden curtain pole. Two radiators. Door leads into the kitchen.

KITCHEN 12' 1" x 7' 11" (3.68m x 2.41m)

Wood effect vinyl flooring. Cream shaker style wall and base units with butchers block effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel Whirlpool electric split level cooker. Electric Lamona hob. Integrated extractor hood above. Space for tall fridge/freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Radiator. Wall mounted Alpha gas central boiler. Glazing with a rear aspect. Fully glazed UPVC door with access to the garden.

BEDROOM ONE 12' 7" x 11' 8" (3.83m x 3.55m)

Carpeted. Small built-in wardrobe. Glazing with curtain track, hooks and with a front aspect. Radiator. Door to en-suite shower.

EN-SUITE

Coloured suite. Fully tiled shower cubicle with thermostatic shower and a bi-folding door. Pedestal hand wash basin with chrome taps and a mirror above. Low level W/C with chrome push button flush. UPVC window with opaque glass. Radiator. Vinyl flooring.

BEDROOM TWO 11' 5" x 9' 1" (3.48m x 2.77m)

Carpeted. UPVC bay widow with curtain track leading into the bay window. Radiator.

BEDROOM THREE/OFFICE 9' 9" x 8' 6" (2.97m x 2.59m)

Carpeted. Glazing with wooden curtain pole and with a view to the drive. Radiator.

BATHROOM

Coloured suite. Panelled bath with chrome mixer tap and shower attachment. Glass shower screen. Pedestal hand wash basin with chrome taps and mirror above. UPVC window with opaque glass. Towel rail. Radiator.

REAR ENCLOSED GARDEN

Sliding door from the lounge leads out onto a patio area. Two steps lead up to a raised level lawned area surrounded by shrubs and trees.

GARAGE & DRIVEWAY PARKING

Garage with power and light. Electric up and over door. Driveway 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 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.

