

**A MODERN THREE BEDROOM END TERRACE HOUSE IN THE POPULAR AREA OF KINGSKERSWELL. BENEFITTING FROM ONE ALLOCATED PARKING SPACE, ENCLOSED GARDEN AND SITUATED IN A CUL DE SAC. AVAILABLE LATE MAY. EPC RATING C. FEES APPLY.**



**6**

**Rosehill Close**

**Kingskerswell**

**Devon**

**TQ12 5GE**

**£740 PCM**

**Ref: DSN5030**

**\* ENTRANCE HALLWAY \* KITCHEN/DINER \* LOUNGE \* THREE BEDROOMS \* BATHROOM \* REAR ENCLOSED GARDEN \* ONE ALLOCATED PARKING SPACE \* AVAILABLE LATE MAY \* EPC RATING C \* FEES APPLY \***



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

**A MODERN THREE BEDROOM END TERRACE HOUSE IN THE POPULAR AREA OF KINGSKERSWELL. BENEFITTING FROM ONE ALLOCATED PARKING SPACE, ENCLOSED GARDEN AND SITUATED IN A CUL DE SAC. AVAILABLE LATE MAY. EPC RATING C. FEES APPLY.**

#### **FRONT OF PROPERTY**

To the front of the property there is one allocated parking space. There are some shrubs surrounding the storm porch which has an exterior light.

#### **ENTRANCE HALLWAY**

Carpeted. Wooden front door with decorative opaque glass half panels lead into entrance hall. Stairs rise to first floor with banister. Radiator. Door to kitchen/diner.

#### **KITCHEN/DINER** 12' 4" x 8' 6" (3.76m x 2.59m)

A range of light wood effect wall and base units with mottled cream work surfaces. Stainless steel sink and drainer with chrome mixer tap. White tiled splash backs with decorative border. Inset Smeg electric oven and gas hob. White extractor hood over with light. Radiator. Gas fired central heating boiler. Space for breakfast table. Double glazed window with front aspect. Light brown tile effect vinyl flooring.

#### **LOUNGE** 14' 10" x 13' 4" (4.52m x 4.06m)

Carpeted. Under stairs storage cupboard with light. Double panelled radiator. Fire place with stone surround and hearth. Double glazed window overlooking rear garden and double glazed door to rear garden.

#### **STAIRS AND LANDING**

Carpeted. Double glazed window with front aspect. Walk in linen cupboard with slatted shelving. Doors to bedrooms and bathroom.

#### **BEDROOM ONE** 12' 3" x 9' 1" (3.73m x 2.77m)

Double glazed window with front aspect. Fitted wardrobes with mirrored doors. Storage cupboard. Carpeted. Radiator.

#### **BEDROOM TWO** 11' 11" x 7' 3" (3.63m x 2.21m)

Carpeted. Double glazed window with rear aspect. Radiator.

#### **BEDROOM THREE** 8' 0" x 7' 3" (2.44m x 2.21m)

Double glazed window with rear aspect. Radiator. Carpeted.

#### **BATHROOM**

Coloured suite comprising low level WC with lever flush. Pedestal wash hand basin with separate taps. Panelled bath with Mira electric shower and folding glass screen doors. Cream tiled walls with mosaic effect in shower. Radiator. Beige carpet. Extractor fan.

#### **REAR GARDEN**

The rear garden is mostly laid to lawn with a border of ornamental shrubs and enclosed by hedging and fencing. There is a bank of mature trees beyond, which also belong to the property. Extensive views over Kingskerswell.

## 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.

