

**A GROUND FLOOR TWO BEDROOM FLAT LOCATED IN THE HEART OF CHUDLEIGH TOWN.
BENEFITTING FROM TWO OFF ROAD PARKING SPACES AND GAS CENTRAL HEATING.
AVAILABLE MID AUGUST. EPC RATING D. FEES APPLY.**



**17a
Clifford Street
Chudleigh
Devon
TQ13 0LE**

£570 PCM

Ref: DSN3758

*** KITCHEN / BREAKFAST ROOM * SITTING ROOM * TWO BEDROOMS * BATHROOM * GAS CENTRAL HEATING * PARKING FOR TWO CARS * AVAILABLE MID AUGUST * EPC RATING D * FEES APPLY ***



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

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ENTRANCE

Half glazed front door with secondary double glazing panel leads into the kitchen.

KITCHEN 11' 11" x 10' 6" (3.63m x 3.2m)

Light oak effect wall and base units with marble effect work surfaces. Light colored splash back tiles. Tile effect laminate flooring. Space for cooker. Extractor fan over. Space and plumbing for washing machine. Worcester gas central heating boiler. Radiator. Double glazed window at side. Beige sink and drainer with mixer tap. Door leads into the inner hallway.

INNER HALLWAY

Carpeted. Doors to all rooms.

SITTING ROOM 13' 9" x 11' 2" (4.19m x 3.4m)

Dark wooden fire surround and grey marble hearth with coal effect electric fire. Radiator. Double glazed window with side aspect. Window with secondary double glazing with front aspect. Carpeted.

BEDROOM ONE 14' 2" x 10' 7" (4.32m x 3.23m)

Window with front aspect with secondary double glazing panel. Built in cupboard. Picture rail. Radiator. Carpeted.

BEDROOM TWO 7' 9" x 6' 10" (2.36m x 2.08m)

UPVC double glazed window with rear aspect. Radiator. Carpeted.

BATHROOM

UPVC double glazed pattern glass window with rear aspect. Panelled bath with old fashioned taps and shower attachment. Pedestal hand basin. White W/C with pine seat and lever flush. Radiator. Tiled flooring.

PARKING

Parking for two 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.

