

**A THREE BEDROOM MID TERRACED HOUSE IN THE POPULAR LOCATION OF TOTNES.  
BENEFITTING FROM A LARGE ENCLOSED REAR GARDEN WITH GREENHOUSE.  
AVAILABLE NOW. EPC RATING D. FEES APPLY**



**25**

**Paige Adams Road**

**Totnes**

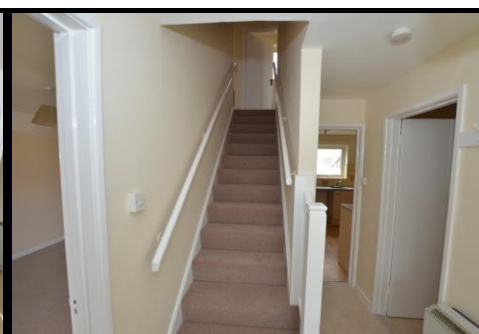
**Devon**

**TQ9 5LL**

**£750 PCM**

**Ref: DSN5077**

**\* ENTRANCE PORCH \* CLOAKROOM \* KITCHEN \* LOUNGE/DINER \* THREE BEDROOMS \* BATHROOM \*  
ENCLOSED REAR 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

**ENTRANCE PORCH**

Front lawned garden. Pathway with a few steps leads up to a wood effect UPVC front porch. Vinyl flooring. Separate door leads into the utility room with electric for an appliance. Vinyl flooring. Half glazed door leads into the entrance hall.

**ENTRANCE HALLWAY**

Stairs rise to first floor landing with understairs storage. Vinyl flooring. Night storage heater. Doors lead to cloakroom, lounge/diner and kitchen.

**CLOAKROOM**

Vinyl flooring. Low level W/C with chrome push flush. Extractor fan.

**LOUNGE/DINER** 20' 6" x 10' 7" (6.24m x 3.22m)

Two dual aspect UPVC windows with curtain track and curtains. Two night storage heaters. Fireplace and grate with cream tiled fire surround and hearth. Carpeted.

**KITCHEN**

A range of light wood effect wall and base units with grey/white mottled work surfaces. Stainless steel sink and drainer with chrome mixer tap. Wood effect vinyl flooring. UPVC window. UPVC half glazed door leads out to the rear garden. Free- standing Hotpoint electric cooker (Please note the landlord holds no responsibility for the cooker). Fully integrated extractor fan over. Old-style pantry cupboard. Plumbing and space for washing machine. Space for under counter fridge. Space for under counter freezer. Door to lounge/diner.

**STAIRS AND LANDING**

Carpeted. UPVC window. Night storage heater. Doors lead to all bedrooms and bathroom.

**BEDROOM ONE** 13' 7" x 10' 9" (4.14m x 3.27m)

Carpeted. UPVC window with curtain track and curtains. Built-in wardrobe.

**BEDROOM TWO** 14' 6" x 8' 4" (4.42m x 2.54m)

Carpeted. UPVC window with curtain track and curtains. Airing cupboard housing the hot water cylinder and pine slatted shelves.

**BEDROOM THREE** 8' 11" x 7' 6" (2.72m x 2.28m)

Carpeted. UPVC window with curtain track and curtains.

**BATHROOM**

Panelled bath with chrome mixer taps and hand-held shower attachment. Metal shower curtain rail. Pedestal hand wash basin with chrome taps. UPVC window with opaque glass. W/C in the upstairs cloakroom.

**UPSTAIRS CLOAKROOM**

Vinyl flooring. Low level W/C with chrome lever flush. UPVC double glazed window.

**REAR GARDEN**

Large enclosed rear garden laid to lawn with flower borders and trees at the bottom. Pathway leads down one side of the garden to the greenhouse.

## **PARKING**

There is residential parking requiring a permit.

## **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: • South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

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.

