

**A QUALITY THREE BEDROOM BARN CONVERSION SET IN A QUIET LOCATION NEAR NEWTON ABBOT. BENEFITTING FROM WOOD BURNING STOVE, REAR ENCLOSED GARDEN & OFF-ROAD PARKING. AVAILABLE AVAILABLE MID SEPTEMBER. EPC RATING C. FEES APPLY.**



**Swallow Barn**

**Preston**

**Kingsteignton**

**Devon**

**TQ12 3PP**

**£1,200 PCM**

**Ref: DSN4803**

\* ENTRANCE HALLWAY \* CLOAKROOM \* KITCHEN \* LOUNGE/DINER \* THREE BEDROOMS \* BATHROOM  
\* REAR ENCLOSED GARDEN/PATIO \* OFF-ROAD PARKING \* AVAILABLE MID SEPTEMBER \*  
\* EPC RATING C \* FEES APPLY \*



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

**FRONT OF PROPERTY**

Large patio with a surrounding stone wall leads to the entrance door. Wooden gate. Area of chippings.

**ENTRANCE HALLWAY**

Solid wooden door leads into the entrance hallway. Dark hard wood flooring with under floor heating. Double glazed window with a front aspect and a black vertical blind. Doors lead to the cloakroom, kitchen and lounge. Wooden stairs rise to first floor.

**CLOAKROOM**

Wooden door. Slate tiled flooring. White pedestal hand wash basin with chrome antique style taps. Low level W/C with antique style chrome and ceramic lever flush. Wall mounted Worcester boiler. Antique style radiator incorporating a heated towel rail. Double glazed window with roller blind.

**LOUNGE/DINER** 14' 10" x 17' 6" (4.52m x 5.33m)

Dark hard wood flooring with under floor heating. Black cast iron wood burner with slate hearth. Double glazed window with half length curtains. Double casement doors with full length curtains giving access to the rear large patio. Large opening into the dining area.

**DINING AREA** 9' 8" x 10' 3" (2.94m x 3.12m)

Double glazed window with black metallic curtain pole and half length curtains. Dark hardwood flooring with under floor heating. Fully glazed door into the kitchen.

**KITCHEN** 12' 3" x 12' 9" (3.73m x 3.88m)

A range of grey units with black/grey granite effect work surfaces and attractive colourful tiled splashbacks. Polycarbonate one and a half bowl sink and drainer with chrome mixer tap. Belling range style electric ovens with a gas hob. Space for American fridge/freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Slate tiled flooring with under floor heating. Half glazed door with access to the rear patio and windows with black vertical blinds.

**STAIRS & LANDING**

Oak floorboards. Large window with black vertical blinds. Large Velux window. Anthracite horizontal Colosseum tradition radiator. Doors lead to bedrooms one, two, three and the bathroom.

**BEDROOM ONE** 17' 6" x 12' 7" (5.33m x 3.83m)

Oak door. Carpeted. Two velux windows with integrated roller blinds. Two Anthracite horizontal Colosseum tradition radiators.

**BEDROOM TWO** 11' 7" x 10' 1" (3.53m x 3.07m)

Carpeted. Velux window with integrated roller blind. Anthracite horizontal Colosseum tradition radiator.

**BEDROOM THREE** 12' 10" x 10' 2" (3.91m x 3.10m)

Carpeted. Velux window with integrated roller blind. Anthracite horizontal Colosseum tradition radiator.

**BATHROOM** 9' 2" x 6' 11" (2.79m x 2.11m)

White suite comprising of bath with antique style chrome taps. Large wall mounted mirror. Fully tiled large shower enclosure with thermostatic shower and with a waterfall head and a hand held shower attachment. Low level W/C with antique style chrome and ceramic lever flush. Antique style pedestal hand wash basin

with chrome taps and chrome pop-up waste. Velux window with pleated blind. Antique style radiator incorporating a heated towel rail. Grey marble effect floor tiles.

### **REAR ENCLOSED GARDEN**

Large patio with an area of chippings. Steps lead up to a further lawned area.

### **OFF-ROAD PARKING**

There is off-road parking to the side of the property.

### **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.

