

A DELIGHTFUL TWO BEDROOM SEMI-DETACHED COTTAGE LOCATED A SHORT WALK FROM TOTNES TOWN CENTRE. BENEFITING FROM FRONT & REAR COURTYARD GARDEN AND GARAGE. AVAILABLE MID JUNE. EPC RATING F. FEES APPLY



Drovers Cottage

35A

Bridgetown

Totnes

Devon

TQ9 5AD

£775 PCM

Ref: DSN5082

* ENTRANCE PORCH * LOUNGE * KITCHEN/DINER * UTILITY ROOM * DOWNSTAIRS SHOWER ROOM * TWO BEDROOMS * STUDY * BATHROOM * GARAGE * AVAILABLE MID JUNE * EPC RATING F *
* FEES APPLY *



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

ENTRANCE PORCH

Wooden fully glazed front door with obscured glass and a glazed panel to side. Crazy paved flooring. Fully glazed door leading to entrance hallway. Open plan to lounge. Stairs rising to first floor.

LOUNGE 13' 3" x 15' 2" (4.04m x 4.62m)

Wooden beams to ceiling and walls. Stone fire place with slate hearth (For Ornamental use only). Night storage heater. Window seat with front aspect. Under stairs cupboard. Arch to dining room.

KITCHEN 12' 3" x 8' 3" (3.73m x 2.51m)

A 'retro' style range of wall and base units with worksurfaces and red/black 'retro' tiled splashbacks. Stainless steel sink and drainer with chrome mixer tap. Beko free-standing electric cooker (Please note the landlord holds no responsibility for the cooker). Vinyl flooring. Glazed door to utility room. Feature window with side aspect. Open plan to dining room.

DINING ROOM 12' 4" x 9' 11" (3.76m x 3.02m)

Feature stone wall with inset shelving. Carpeted. Wall lights. Night storage heater. Double glazed wooden double doors leading to garden. Double glazed window with rear aspect. Curtains poles and curtains

UTILITY ROOM

Double glazed rear door with glazed panel leading to rear garden. Double glazed window. Vinyl flooring. Hotpoint washing machine. Electrolux fridge/freezer (Please note: Landlord takes no responsibility for white goods). Tall storage cupboard. Door to downstairs shower room.

SHOWER ROOM

Coloured suite comprising of low level W/C. Hand-wash hand basin with chrome taps. Walk-in shower with thermostatic shower. Vinyl flooring.

BEDROOM ONE 12' 2" x 10' 9" (3.71m x 3.27m)

Carpet. Electric panel heater. Built-in wardrobes with white louvre doors. Vanity unit with wash hand basin. Cupboard underneath and drawers to side. Window with front aspect.

BEDROOM TWO 13' 0" x 10' 11" (3.96m x 3.32m)

Carpeted. Built-in wardrobes and dressing table. Electric panel heater. Window with rear aspect.

STUDY 8' 10" x 7' 0" (2.69m x 2.13m)

Carpeted. Built-in desk with drawers. Very large deep storage cupboards.

BATHROOM 9' 9" x 5' 7" (2.97m x 1.70m)

'Retro' coloured suite comprising of panelled bath with chrome mixer tap and shower attachment. Low level W/C. Pedestal wash hand basin with chrome taps. Mirrors. Shaver light and socket. Heated towel rail. Vinyl flooring. Large airing cupboard with pine shelving. Window with rear aspect.

OUTSIDE/GARAGE

There is single garage (grey door) in a block located on Chapel Lane to the rear 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: • 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.

