

A SPACIOUS DETACHED FOUR BEDROOM FAMILY HOUSE IN THE POPULAR TOWN OF CHUDLEIGH. BENEFITTING FROM A CONSERVATORY, INTEGRATED GARAGE, GARDEN AND RECENTLY REPAINTED. AVAILABLE MID JULY. EPC RATING D. FEES APPLY.



1

Church View

Chudleigh

Devon

TQ13 0JW

£1,150 PCM

Ref: DSN3797

* ENTRANCE HALLWAY * CLOAKROOM * LOUNGE * CONSERVATORY * DINING ROOM * KITCHEN * FOUR BEDROOMS-MASTER WITH EN-SUITE * FAMILY BATHROOM * INTEGRAL GARAGE WITH UTILITY AREA *
* ENCLOSED GARDEN * AVAILABLE MID JULY * EPC RATING D * FEES APPLY *



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

FRONT OF PROPERTY

Tarmac driveway with parking for one car leads to the garage. Front lawned garden. Outside light. Canopy porch. UPVC wood effect panelled part glazed front door and matching side screen leads into the entrance hallway.

ENTRANCE HALL *13' 4" x 5' 8" (4.06m x 1.73m)*

Freshly painted. Radiator. Stairs rise to first floor with under stair cupboard and coat area. Part wood effect laminate flooring and part carpet. Ceiling spotlights. Dado rail. Door to integral garage.

CLOAKROOM

Freshly painted. Wood effect vinyl flooring. Rectangular shaped basin with chrome mixer taps set in a white Hi-gloss vanity unit. Low level W/C with chrome push flush. UPVC window with opaque glass.

LOUNGE *13' 10" x 11' 4" (4.21m x 3.45m)*

Freshly painted. Slate hearth and surround with electric coal effect fire. Radiator and cover. Two wall light points. Carpeted. Sliding patio door, with curtain pole, curtains and net curtains, lead into the conservatory.

CONSERVATORY *9' 2" x 9' 0" (2.79m x 2.74m)*

Freshly painted. UPVC double glazed windows on three sides. Wood effect laminate flooring. Radiator. Door to garden.

DINING ROOM *10' 0" x 8' 3" (3.05m x 2.51m)*

Freshly painted. Double glazed window to front with curtain pole, curtains and vertical blind. Radiator and cover Wood block flooring.

KITCHEN *11' 4" x 8' 7" (3.45m x 2.61m)*

Freshly painted. A newly refurbished kitchen with a range of modern dark wood base units. Black/grey marble work surfaces. One and a quarter bowl stainless steel sink and drainer with chrome mixer tap. Split level built in stainless steel Indesit electric oven and grill with new stainless steel gas hob and back plate with a brushed stainless steel extractor hood over. Plumbing and space for a dishwasher. Integrated fridge. White tiled surrounds. Radiator. Two LED light fittings. Double glazed window with venetian blind overlooking rear garden. UPVC half glazed stable door giving access to the side of the garden.

STAIRS AND LANDING

Freshly painted. Dado rail. Radiator. Doors lead to all bedrooms and the bathroom.

BEDROOM ONE *13' 9" x 11' 0" (4.19m x 3.35m)*

Freshly painted. Built in wardrobe/storage cupboard with electric light. Radiator. Telephone point. TV point. Double glazed window with black metallic curtain pole and curtains with front aspect. Door to en-suite.

EN-SUITE SHOWER ROOM

Freshly painted. Fully tiled square shower cubicle with side entry sliding doors and Mira Vie electric shower unit. Rectangular hand wash basin with chrome lever action mixer taps set into a white Hi-gloss vanity unit. Low level W/C with chrome push flush. Wood effect vinyl flooring. UPVC window with opaque glass. Chrome ladder-style radiator.

BEDROOM TWO 11' 2" x 8' 2" (3.40m x 2.49m)

Freshly painted. With double glazed window to front aspect. Radiator. Telephone point. UPVC window with curtain pole and curtains.

BEDROOM THREE 10' 9" x 7' 3" (3.27m x 2.21m)

Freshly painted. UPVC window with curtain pole and curtains with rear aspect to distant views. Radiator.

BEDROOM FOUR 7' 9" x 6' 5" (2.36m x 1.95m)

Freshly painted. Double glazed window with curtain pole and curtains with rear aspect and distant views. Radiator.

BATHROOM

Freshly painted. Large bath with chrome lever action taps and Mira Vie electric shower over. Large hand wash basin with chrome lever action taps and chrome pop-up waste set into white Hi-gloss vanity unit. Low level W/C with chrome push flush. Wood effect vinyl flooring. UPVC window with opaque glass and roller blind. Chrome ladder-style radiator. Extractor fan. Airing cupboard housing the hot water cylinder and pine slatted shelves.

REAR ENCLOSED GARDEN

Raised decked area from the conservatory. Steps lead down to the level area of lawn. Side gate with access to the garden.

INTEGRAL GARAGE 16' 6" x 7' 5" (5.03m x 2.26m)

Integral garage with electric roller shutter door, power and light. **UTILITY AREA** At the rear of the garage with plumbing for washing machine. Space and vent for tumble dryer. Stainless steel sink unit with mixer taps and cupboard under and wall cupboards over. Wall mounted gas fired boiler for central heating and domestic hot water. Electricity fuse switch box to wall.

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.

Energy Performance Certificate

1, Church View, Chudleigh
NEWTON ABBOT
TQ13 0JW

Dwelling type: Detached house
Date of assessment: 12 May 2011
Date of certificate: 12 May 2011
Reference number: 0881-2662-6950-9699-8191
Type of assessment: RdSAP, existing dwelling
Total floor area: 92 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower fueling costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - high fueling costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	288 kWh/m ² per year	222 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	3.9 tonnes per year
Lighting	£78 per year	£47 per year
Heating	£759 per year	£632 per year
Hot water	£151 per year	£108 per year

You could save up to £201 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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