

**A NICELY PRESENTED DETACHED THREE BEDROOM HOUSE BENEFITTING FROM A MASTER BEDROOM WITH EN-SUITE, DOWNSTAIRS CLOAKROOM, REAR ENCLOSED GARDEN AND PARKING. AVAILABLE MID JANUARY. EPC RATING B. FEES APPLY.**



**1**

**Violet Drive**

**Newton Abbot**

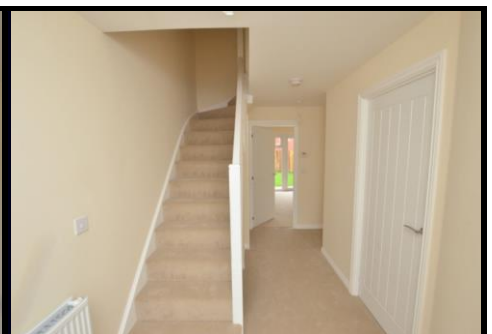
**Devon**

**TQ12 1GX**

**£850 PCM**

**Ref: DSN4818**

\* ENTRANCE HALLWAY \* DOWNSTAIRS CLOAKROOM \* LOUNGE/DINING AREA \* KITCHEN/BREAKFAST ROOM \* MASTER BEDROOM WITH EN-SUITE SHOWER \* TWO FURTHER BEDROOMS \* BATHROOM \* ENCLOSED REAR GARDEN \* TWO PARKING SPACES \* AVAILABLE MID JANUARY \* EPC RATING B \* FEES APPLY \*



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

**A NICELY PRESENTED DETACHED THREE BEDROOM HOUSE BENEFITTING FROM A MASTER BEDROOM WITH EN-SUITE, DOWNSTAIRS CLOAKROOM, REAR ENCLOSED GARDEN AND PARKING. AVAILABLE MID JANUARY. EPC RATING B. FEES APPLY.**

#### **FRONT OF PROPERTY**

Storm porch. UPVC half glazed panelled door leads into the entrance hallway. Flower beds either side of the front paved area. Pathway to the side of the property with access gate to the rear garden. Outside tap.

#### **ENTRANCE HALLWAY**

Carpeted. Stairs rise to first floor. Doors lead to kitchen/breakfast room, lounge/dining room, downstairs cloakroom and under stairs storage cupboard. Radiator.

#### **DOWNSTAIRS CLOAKROOM**

Pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome push button flush. Chrome toilet roll holder. Vinyl flooring. Radiator.

#### **LOUNGE/DINING ROOM** 15' 6" x 12' 2" (4.72m x 3.71m)

A light and airy room. Carpeted. UPVC french doors lead out into the rear garden. Linen style eyelet-top curtains on metallic pole. Glass panels either side of the doors. UPVC window with matching roller blind. Radiator.

#### **KITCHEN/BREAKFAST ROOM** 11' 3" x 10' 1" (3.43m x 3.07m)

A range of cream wall and base kitchen units with chrome handles. Butchers block wood effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel inset Zanussi gas hob. Brushed stainless steel inset Zanussi cooker. Fully intergrated extractor hood over. Space for tall fridge/freezer. Vinyl flooring. Radiator. UPVC window with front aspect and roller blind. Wall mounted Ideal boiler housed in a cupboard. Dining area for table and chairs.

#### **STAIRS & LANDING**

Carpeted. White wooden bannisters. Doors lead to bedrooms one, two, three and bathroom.

#### **MASTER BEDROOM WITH EN-SUITE** 9' 9" x 9' 4" (2.97m x 2.84m)

Carpeted. UPVC window with front aspect. Linen style eyelet-top curtains on a metallic pole. Radiator. Door leads to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

Fully tiled and enclosed shower cubicle with glass sliding doors and an Aqualisa power electric shower. Pedestal hand wash basin with chrome taps. Low level W/C with chrome push flush. Chrome toilet roll holder. Vinyl flooring. UPVC window with opaque glass. Extractor fan.

#### **BEDROOM TWO** 10' 11" x 8' 8" (3.32m x 2.64m)

Carpeted. UPVC window with rear aspect. Linen style eyelet-top curtain on a metallic pole. Radiator.

#### **BEDROOM THREE** 12' 2" x 6' 7" (3.71m x 2.01m)

Carpeted. UPVC window with rear aspect and a linen style roller-blind. Radiator.

## **BATHROOM**

White panelled bath with chrome taps and side handles. Pedestal hand wash basin with chrome mixer tap. White tiled splash backs. Low level W/C with chrome push button flush. Chrome towel rail. Chrome toilet roll holder. Vinyl flooring. Radiator.

## **REAR GARDEN**

UPVC French doors from the lounge lead out onto a paved patio area. Level lawned area. Enclosed by wooden fencing. Entrance to the side of the property via a gate. Large wooden shed (7' x 5').

## **PARKING**

Two allocated off-road parking spaces to the front.

## **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.

