

A NICELY PRESENTED FOUR BEDROOM TERRACED HOUSE IN THE POPULAR VILLAGE OF KINGSKERSWELL. BENEFITTING FROM MASTER BEDROOM WITH EN-SUITE, FRONT & REAR GARDENS & A CONSERVATORY. AVAILABLE FROM EARLY DECEMBER. EPC RATING E. FEES APPLY.



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Weavers Way

Kingskerswell

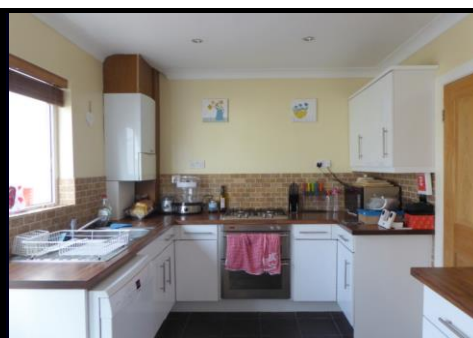
Devon

TQ12 5HY

£900 PCM

Ref: DSN4762

*** ENTRANCE HALLWAY * DOWNSTAIRS CLOAKROOM * LOUNGE * KITCHEN/DINER * CONSERVATORY *
FOUR BEDROOMS-MASTER WITH EN-SUITE * FAMILY BATHROOM * FRONT & REAR GARDENS *
AVAILABLE EARLY DECEMBER * EPC RATING E * FEES APPLY ***



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

FRONT OF PROPERTY

Attractive lawned front garden leads up to the front entrance via steps. Hedges, shrubs and flower beds on either side of the garden.

ENTRANCE PORCH

Half glazed UPVC front door leads into the entrance hallway. Stairs rise to first floor with storage cupboard under. Doors lead to lounge, kitchen/diner, cloakroom and utility cupboard.

LOUNGE 14' 10" x 10' 10" (4.52m x 3.30m)

Oak floorboards. Ornamental fireplace with marble surround and hearth (For ornamental use only). UPVC window with metallic curtain pole, venetian blind and a front aspect. Radiator.

KITCHEN/DINER**KITCHEN - (10'2" x 8'3")**

Slate floor. A range of white Hi-gloss wall and base units and dark wood effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. UPVC window with venetian blind. Brushed stainless steel Stoves gas cooker with a brushed stainless steel gas hob. Space for fridge/freezer. Plumbing and space for dishwasher. Wall mounted boiler. Open plan to the dining area.

DINER - (11'3" x 11'11")

Oak floor. Ornamental fireplace with marble hearth and surround (For ornamental use only). UPVC window with venetian blind. UPVC fully glazed door leads into the conservatory. Radiator.

CONSERVATORY 18' 0" x 7' 0" (5.48m x 2.13m)

Slate tiled flooring. Dwarf wall with UPVC windows. UPVC double doors lead out onto a decked area.

DOWNSTAIRS CLOAKROOM

Corner hand wash basin with a chrome mixer tap and set into a vanity unit. Low level W/C with chrome push flush. Tiled flooring.

UTILITY CUPBOARD

Plumbing and space for washing machine. Shelf above.

STAIRS & LANDING

Carpeted. Doors lead to bedrooms two, three, four and the family bathroom. Stairs rise to second floor.

BEDROOM TWO 13' 5" x 10' 10" (4.09m x 3.30m)

Oak floorboards. UPVC window with metallic curtain pole. Radiator.

BEDROOM THREE 12' 11" x 11' 11" (3.93m x 3.63m)

Carpeted. UPVC window with a metallic curtain pole and a rear aspect. Radiator.

BEDROOM FOUR 8' 5" x 9' 0" (2.56m x 2.74m)

Wood effect laminate flooring. UPVC window with metallic curtain pole and a roller blind. Radiator.

FAMILY BATHROOM 8' 4" x 5' 2" (2.54m x 1.57m)**STAIRS TO SECOND FLOOR**

Carpeted. Door to bedroom one. Recess with additional storage.

BEDROOM ONE *16' 3" x 10' 9" (4.95m x 3.27m)*

Restricted height. Carpeted. Two velux windows with integrated blinds. Radiator. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled glass shower enclosure with thermostatic shower. Hand wash basin set in a vanity unit. Low level W/C with chrome push button flush. Chrome ladder style radiator. Tiled flooring. Velux window.

REAR ENCLOSED GARDEN

Fully enclosed. Rear decked area leads to an area of lawn. Raised flower bed with gravel.

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.

