

A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOUSE SET IN THE SOUGHT AFTER VILLAGE OF BROADHEMPSTON. BENEFITTING FROM GARAGE, PARKING, LARGE GARDEN AND PATIO, RAYBURN & WOODBURNER. AVAILABLE NOW. EPC RATING D. FEES APPLY.



No Place House

No Place Hill

Broadhempston

Devon

TQ9 6DD

£1,250 PCM

Ref: DSN4844

* ENTRANCE HALLWAY * LOUNGE * KITCHEN/DINING ROOM * DOWNSTAIRS CLOAKROOM * FOUR BEDROOMS * FAMILY BATHROOM * GARDENS & GARAGE * AVAILABLE NOW *
* EPC RATING D * FEES APPLY *



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

A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOUSE SET IN THE SOUGHT AFTER VILLAGE OF BROADHEMPSTON. BENEFITTING FROM GARAGE, PARKING, LARGE GARDEN AND PATIO, RAYBURN & WOODBURNER. AVAILABLE NOW. EPC RATING D. FEES APPLY.

ENTRANCE HALLWAY

Pathway leads to the front porch surrounded by plants and shrubs. Half glazed wooden door leads into the entrance hallway. Wooden flooring. Stairs rise to first floor with cupboard under. Built-in bench with storage under. Arch window looks into the kitchen/dining room. Fully glazed door leads into the lounge. Door to cloakroom.

DOWNSTAIRS CLOAKROOM

Tiled flooring. Wall mounted hand wash basin with mirror over. W/C with lever flush. Wooden towel rail. Window. Radiator.

LOUNGE 19' 10" x 11' 2" (6.04m x 3.40m)

Carpeted. Black cast iron 'Morso' woodburner with patterned tiling behind and terracotta floor tiles. Built-in cupboard. Built-in bookcases. Wooden casement doors to the garden with wooden curtain pole and curtains. Radiator.

KITCHEN/DINING ROOM 12' 8" x 8' 8" (3.86m x 2.64m)

KITCHEN AREA: A range of hand painted wooden units with grey granite effect work surfaces and white metro tiles. Tile effect vinyl flooring. Grey one and a half bowl sink and drainer with chrome mixer tap. Brushed stainless steel electric Bosch oven with a Whirlpool electric hob. Hotpoint fridge/freezer (please note the landlord holds no responsibility for fridge/freezer). Space and plumbing for washing machine. Navy blue oil fired rayburn with Pulleymaid ailer over. Glazing with wooden venetian blind. Fully glazed door to the garden. Two wooden display shelving units.

DINING AREA: (11' 4" x 11' 1')

Oak flooring. Oak shelving. Two windows.

STAIRS & LANDING

Carpeted. Full length arched window. Airing cupboard housing the water tank and shelving. Radiator. Doors lead to all bedrooms and family bathroom.

BEDROOM ONE 16' 9" x 11' 2" (5.10m x 3.40m)

Carpeted. Built-in pine wardrobe. Radiator. Glazing with wooden venetian blind. Pine wardrobe with shelving and two cupboards above.

BEDROOM TWO 11' 1" x 7' 5" (3.38m x 2.26m)

Carpeted. Glazing with curtain pole, curtains with eyelet top curtains and with a rear aspect. Radiator. Wall mounted pine cupboard and shelf. Small wooden two drawer cupboard.

BEDROOM THREE 11' 2" x 11' 5" (3.40m x 3.48m)

Carpeted. Glazing with wooden curtain pole and eyelet top curtains. Radiator. Wall mounted pine corner cupboard. Pine floor corner cupboard below and shelf.

BEDROOM FOUR 8' 3" x 6' 5" (2.51m x 1.95m)

Carpeted. Glazing with wooden curtain pole, eyelet curtains and a front aspect. Radiator. Pine shelf unit.

FAMILY BATHROOM *11' 9" x 7' 5" (3.58m x 2.26m)*

White panelled bath with chrome taps. A fully tiled shower enclosure with electric shower and glass door. Pedestal hand wash basin with chrome mixer tap and pop-up waste. Mirror and shelf over. Low level W/C with chrome push flush. Vinyl flooring. Two windows with garden views. Chrome ladder-style towel rail. Radiator.

REAR GARDEN AND PATIO

Large patio area with attractive curved steps leading to an enclosed level lawn. Surrounded by plants, shrubs and trees.

GARAGE & PARKING

Large garage with power and light. Driveway parking in front of garage.

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.

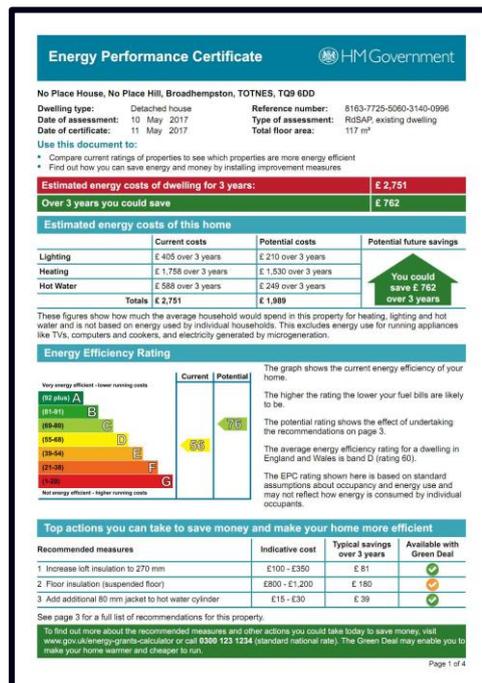
TENANCY

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.



FLOORPLAN:

