

A NICELY PRESENTED MODERN TWO BEDROOM COACH HOUSE SITUATED IN A CUL-DE-SAC NEAR THE TOWN CENTRE OF BOVEY TRACEY. BENEFITTING FROM A GARAGE AND ADDITIONAL PARKING SPACE. AVAILABLE MID MARCH EPC RATING C. FEES APPLY.



9

Bowdens Close

Bovey Tracey

Devon

TQ13 9GT

£695 PCM

Ref: DSN4894

* ENTRANCE HALLWAY * LOUNGE/DINING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM * GARAGE & ADDITIONAL PARKING SPACE * DOUBLE GLAZING & GAS CENTRAL HEATING *
* AVAILABLE MID MARCH * EPC RATING C * FEES APPLY *



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

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ENTRANCE HALLWAY

Front door leads into the entrance hallway. Stairs rise to the first floor and the coach house accommodation.

STAIRS & LANDING

Carpeted stairs. Double glazed rear aspect window with far reaching countryside views. Radiator. Doors lead to all rooms.

LOUNGE/DINING ROOM 17' 7" x 10' 0" (5.36m x 3.05m)

Carpeted. Dual aspect double glazed windows with some views across to countryside at the rear. Two radiators.

KITCHEN 9' 11" x 6' 5" (3.02m x 1.96m)

A range of light wood effect wall and base units with brown marble effect work surfaces. Green and cream tiled splash backs. Stainless steel sink and drainer with chrome mixer tap. Built-in electric fan assisted oven with a four burner gas hob. Stainless steel extractor hood above. Integrated NEFF washing machine. Wall cupboard housing the gas fired central heating boiler. Built-in storage cupboard. Double glazed window. Radiator. Tiled flooring.

BEDROOM ONE 11' 8" x 10' 0" (3.56m x 3.05m)

Carpeted. Fitted wardrobe with rail and shelving. Entrance recess. Front aspect double glazed window. Radiator.

BEDROOM TWO 8' 3" x 7' 3" (2.51m x 2.21m)

Carpeted. Double glazed window with a rear aspect and countryside views, Radiator.

BATHROOM 7' 2" x 6' 3" (2.18m x 1.91m)

A white suite comprising of a bath with chrome mixer tap and a separate shower over. White plastic shower curtain. Pedestal hand wash basin with chrome mixer tap and oblong mirror above. Electric shaver point. Low level W/C with chrome push flush. Part tiled walls. Extractor fan. Chrome ladder style heated radiator. Carpeted.

GARAGE & PARKING

Garage is situated under the property with electric and lighting. In front of the garage is a tarmacked area providing additional parking. Outside light.

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.

