

**** PRICE REDUCTION** NEW CARPETS IN LOUNGE & BEDROOM. A ONE BEDROOM GROUND FLOOR FLAT CONVENIENTLY SET WITHIN WALKING DISTANCE OF NEWTON ABBOT TOWN CENTRE. BENEFITTING FROM ONE OFF ROAD PARKING SPACE AND A SMALL COURTYARD AREA. AVAILABLE NOW. EPC RATING F. FEES APPLY.**



21A

Buller Road

Newton Abbot

Devon

TQ12 1AB

£525 PCM

Ref: DSN4720

***** PRICE REDUCTION ** OFF-ROAD PARKING SPACE * NEW CARPETS IN LOUNGE & BEDROOM * COURTYARD * KITCHEN * SHOWER ROOM * LOUNGE * BEDROOM * AVAILABLE NOW * EPC RATING F * FEES APPLY ***



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

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REAR COURTYARD ENTRANCE

Parking area leads on to the courtyard entrance. Half glazed UPVC door leads from the courtyard into the kitchen.

KITCHEN 9' 1" x 8' 11" (2.77m x 2.72m)

Light wood effect wall and base units with black granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Black tile effect vinyl flooring. Ignis electric cooker and electric hob. Brushed stainless steel extractor hood over. Space for tall fridge/freezer. Plumbing and space for washing machine. Useful under-stairs storage cupboard. UPVC window. Door leads into the shower room. Half glazed door leads into the lounge/diner.

SHOWER ROOM 9' 0" x 2' 9" (2.74m x 0.84m)

Shower enclosure with folding door and a Triton Enrich electric shower. Wall mounted basin with chrome taps. Low level W/C with chrome push button flush. Shaver socket. Tile effect vinyl flooring. UPVC window with opaque glass. Smaller window. White tiling with an attractive light blue mosaic border.

LOUNGE 11' 4" x 11' 9" (3.45m x 3.58m)

New carpet. Modern wall mounted brushed stainless steel electric fire with pebble effect. UPVC window with view to the rear courtyard. Electric panel heater.

BEDROOM 10' 6" x 10' 0" (3.20m x 3.05m)

New carpet. Useful storage cupboard. Large UPVC window with front aspect. Electric wall mounted panel heater.

OFF-ROAD PARKING

There is one allocated off-road parking space.

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.

