

A SPACIOUS TWO BEDROOM FIRST FLOOR FLAT SET IN THE POPULAR TOWN OF BOVEY TRACEY. BENEFITTING FROM TWO DOUBLE BEDROOMS. AVAILABLE NOW. EPC RATING D. FEES APPLY



Flat 1, The Little Front House

East Street

Bovey Tracey

Devon

TQ13 9EL

£520 PCM

Ref: DSN4925

* ENTRANCE HALLWAY * LOUNGE/DINING AREA * KITCHEN AREA * INNER HALLWAY *
* TWO DOUBLE BEDROOMS * BATHROOM * GAS CENTRAL HEATING & DOUBLE GLAZING *
* AVAILABLE NOW * EPC RATING D * 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 leading into the main entrance hall which is shared by one other flat. Door with obscure glass leads to the first floor flat via a staircase and into the open plan lounge/dining area.

OPEN PLAN LOUNGE/DINING AREA & KITCHEN *17' 7" x 15' 10" (5.36m x 4.82m)*

Carpeted. Timber framed double glazed window with curtain track and curtains and with a rear aspect with lovely countryside views. Two radiators. Beams to the ceilings.

KITCHEN AREA

Dark wood fronted wall and base units with chrome handles. Granite effect worksurfaces. Stainless steel sink and drainer with chrome mixer tap. Freestanding Creda Capri gas cooker with concealed extractor hood over. Free standing Indesit fridge/freezer (PLEASE NOTE: The landlord holds no responsibility for this item). Tile effect vinyl flooring. Obscured glass door to the inner hallway.

INNER HALLWAY

Carpeted. Built-in cupboard housing the gas central heating boiler. Doors lead to bedrooms one, two and the bathroom.

BEDROOM ONE *15' 0" x 13' 5" (4.57m x 4.09m)*

Carpeted. Timber framed double glazed window with curtain track, curtains and a front aspect. Additional and unique window at ground level. Pedestal hand wash basin. Radiator. Built-in storage area with hanging rail and shelving.

BEDROOM TWO *10' 11" x 10' 0" (3.32m x 3.05m)*

Carpeted. Timber framed double glazed window with curtain track, curtains and with front aspect. Pedestal hand wash basin. Radiator.

BATHROOM

Paneled bath with chrome taps and an electric shower over. Shower curtain rail. Pedestal hand wash basin with chrome taps. Dark wood shelf and mirror with light over. Low level W/C with chrome lever flush. Dark wooden towel rail and toilet holder. Wall mounted white medicine cabinet with mirrored doors. Coat hooks behind the door. Tile effect vinyl flooring. Wall mounted electric heater. Ceiling fan.

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 36110

For Banding Information, and details of the amount payable in the current tax year.

TENANCY

Please note this property is NOT MANAGED by Woods Letting and Property Management

Viewing

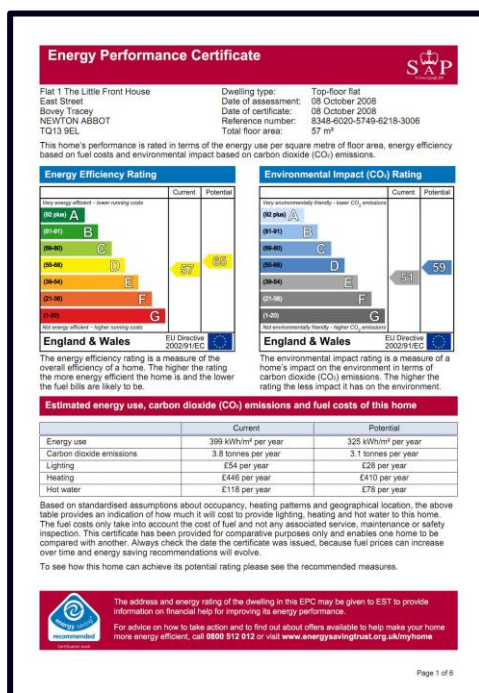
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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:

