

**A SPACIOUS & WELL PRESENTED THREE BEDROOM HOUSE JUST OUTSIDE OF TOTNES. BENEFITING FROM GARAGE, GARDENS AND EXTENSIVE VIEWS. AVAILABLE LATE JANUARY. EPC RATING C. FEES APPLY.**



**15 The Bourtons**

**Newton Road**

**Totnes**

**Devon**

**TQ9 6LS**

**£1,025 PCM**

**Ref: DSN4924**

\* GARAGE & PARKING \* GARDEN AND TERRACE WITH STUNNING VIEWS \* THREE BEDROOMS - MASTER WITH EN SUITE SHOWER ROOM \* CLOAKROOM \* LOUNGE/DINING ROOM \* KITCHEN \* FAMILY SHOWER ROOM \* AVAILABLE LATE JANUARY \* EPC RATING C \* FEES APPLY \*



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

## FRONT OF PROPERTY

A shared drive leads into the Bourtons. A private drive for number 15 leads to the property and provides parking and access to the garage.

## ENTRANCE HALLWAY

UPVC front door with two stained glass panels. Fitted brown doormat and onto carpet. Cupboard housing the gas fired central heating boiler. Two radiators with radiator covers. Stairs rise to first floor with under stairs storage cupboard.

## CLOAKROOM

White suite comprising of a low level W/C. Wall mounted hand wash basin with chrome taps. Part tiling to walls. Extractor fan. Light wood effect laminate flooring.

## LOUNGE/DINER:

**LOUNGE AREA** 15' 10" x 15' 3" (4.82m x 4.64m)

Large double glazed sliding patio doors lead out to the garden with southerly views to Totnes and beautiful surrounding countryside. Radiator. Carpeted. Archway to the dining area.

**DINING ROOM AREA** 10' 10" x 9' 3" (3.30m x 2.82m)

Radiator. Carpeted. Hatch with glass doors into the kitchen.

**KITCHEN** 10' 4" x 8' 7" (3.15m x 2.61m)

A range of cream wall and base units with mottled grey vinyl work surfaces. One and half bowl stainless steel sink and drainer with chrome mixer tap. Gas hob. New Whirlpool oven. Integrated extractor hood over. Tiled splash backs. Double glazed window with rear aspect. Hotpoint under counter freestanding freezer (Please note the landlord holds no responsibility). Space for upright fridge/freezer. Linoleum flooring.

## STAIRS AND LANDING

Carpeted. Airing cupboard housing hot water tank and with slatted shelving. Doors lead to all bedrooms and the family shower room.

**BEDROOM ONE** 13' 9" x 13' 3" (4.19m x 4.04m)

Carpeted. Large double glazed window with deep window sill and extensive countryside views. Three fitted wardrobes with hanging rail and shelving. Radiator. Door leads to the en-suite.

## EN SUITE

Fully tiled enclosed shower cubicle with Mira Sport shower unit. Pedestal wash hand basin. Low level W.C. Double glazed window. Extractor fan. Radiator. Light wood laminate flooring.

**BEDROOM TWO** 10' 10" x 9' 6" (3.30m x 2.89m)

Double glazed window with a curtain rail. Radiator. Carpeted.

**BEDROOM THREE** 8' 7" x 8' 4" (2.61m x 2.54m)

Double glazed window with Roman blind. Built in shelving. Radiator. Carpeted.

## **FAMILY SHOWER ROOM**

Large fully tiled shower cubicle with Mira Sport shower unit. Pedestal hand wash basin with chrome and ceramic mixer tap and a mirror above. Low level W/C with chrome lever flush. Extractor fan. Radiator. Light wood laminate flooring.

## **GARAGE** *18' 3" x 8' 10" (5.56m x 2.69m)*

Up and over door. Power, light and water are all connected.

## **PARKING**

There is an additional parking area at the side of the property as well as on the front drive.

## **GARDEN AND TERRACES**

South facing patio perfect for Al Fresco dining. The terrace provides superb southerly views and is bordered by a rockery. At the bottom of the garden is a graveled path which serves the other properties. There is also a gravelled garden at the side of the property with a tree and shrubs and bordered by timber fencing. Large timber summer house.

## **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: • South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

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

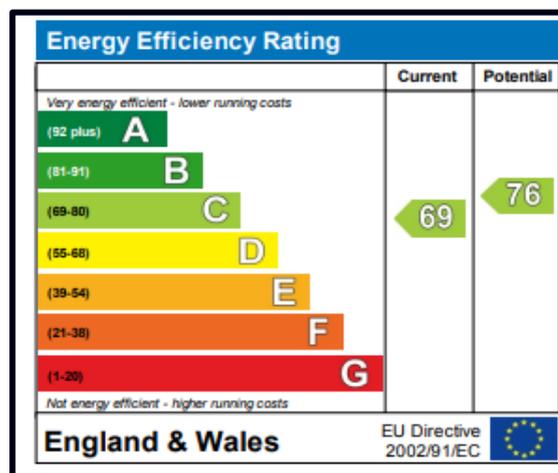
## TENANCY

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:



15 The Bourtons, Totnes

Total Area: 110.6 m<sup>2</sup> ... 1191 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only