

***FRESHLY DECORATED THROUGHOUT * A WELL PRESENTED TWO BEDROOM TERRACED HOUSE SET IN THE SOUGHT AFTER LOCATION OF KINGSTEIGNTON. BENEFITTING FROM ONE ALLOCATED PARKING SPACE AND A REAR ENCLOSED GARDEN. AVAILABLE NOW. EPC RATING C. FEES APPLY.**



51

Rydon Acres

Kingsteignton

Devon

TQ12 3YN

£650 PCM

Ref: DSN4749

*** FRESHLY DECORATED THROUGHOUT * ENTRANCE HALLWAY * KITCHEN * GOOD SIZE LOUNGE * TWO BEDROOMS * ATTRACTIVE FAMILY BATHROOM * ENCLOSED REAR GARDEN * ONE ALLOCATED PARKING SPACE * AVAILABLE NOW * 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

Wood effect half-glazed UPVC front door leads into the entrance hallway. Carpeted. Doors lead to the kitchen/diner and the lounge.

KITCHEN

A range of wall and base oak units with cream mottled work surfaces. Brown plastic sink and drainer with mixer tap. Free standing electric cooker with an integrated extractor hood over. Hotpoint fridge/freezer. Space and plumbing for washing machine. Glazing with a wooden venetian blind and a front aspect. Tiled flooring.

LOUNGE 17' 0" x 10' 11" (5.18m x 3.32m)

Good size room. Carpeted. Sliding patio doors with wooden curtain pole lead out to the rear garden. Radiator. Stairs rise to the first floor. Door leads into the kitchen.

STAIRS & LANDING

Carpeted. Doors lead to bedroom one and the bathroom. Staircase rises to the second floor.

BEDROOM ONE 10' 11" x 7' 6" (3.32m x 2.28m)

Carpeted. Glazing with wooden curtain pole, voiles and a rear aspect. Radiator.

BATHROOM

Attractive bathroom with a white suite comprising of a corner bath with antique style chrome mixer tap and a hand-held shower attachment. Fully tiled quadrant style enclosure with a Mira Go electric shower. Pedestal hand wash basin with antique style chrome taps. Low level W/C with chrome lever flush. UPVC window with opaque glass. Cupboard housing the gas central heating boiler. Radiator.

BEDROOM TWO 11' 0" x 8' 0" (3.35m x 2.44m)

Carpeted stairs rise to loft room/second bedroom. Restricted height. Carpeted. Two velux windows with integral blinds. Built-in hanging rail.

REAR ENCLOSED GARDEN

A tidy enclosed rear paved garden with a raised flower bed. Gate with access to the rear. Large storage shed.

PARKING

One allocated parking space at the rear of the property.

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.

