

A NEATLY PRESENTED TWO BEDROOM MID-TERRACE HOUSE IN THE SOUGHT AFTER LOCATION OF CHUDLEIGH. BENEFITTING FROM AN ENCLOSED REAR GARDEN AND ONE ALLOCATED PARKING SPACE. AVAILABLE NOW. EPC RATING B. FEES APPLY.



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Coburg Crescent

Chudleigh

Devon

TQ13 0PB

£750 PCM

Ref: DSN4796

*** HALLWAY AND CLOAKROOM * FULLY INTEGRATED KITCHEN/DINER * LOUNGE * TWO BEDROOMS * BATHROOM * ENCLOSED REAR GARDEN * ONE ALLOCATED PARKING SPACE * AVAILABLE NOW * EPC RATING B * FEES APPLY ***



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

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HALLWAY

Open porch with half glazed UPVC front door leads into the entrance hallway. Coir matting on floor. Doors lead to cloakroom and lounge.

CLOAKROOM

White suite comprising of a small pedestal hand basin with chrome taps. Concealed fixed low level WC with push button flush. Half white tiled walls. Brown tile-effect vinyl floor.

LOUNGE 17' 4" x 10' 5" (5.28m x 3.17m)

Carpeted. Stairs rise to first floor with storage cupboard under. Two radiators. UPVC window with front aspect (curtain pole to be supplied). Door to kitchen/diner.

KITCHEN/DINER 15' 4" x 9' 5" (4.67m x 2.87m)

A range of Oak wall and base units with brushed steel handles. Cream mottled effect work-surfaces and upstand. Stainless steel one and a half bowl sink with chrome lever action mixer tap. Brushed stainless steel Hotpoint oven and gas hob. Brushed stainless steel extractor fan over and glass splashback. Fully intergrated fridge, freezer and washing machine. Cupboard housing the gas central heating boiler. UPVC window with rear aspect (roller-blind to be supplied). Radiator. Half glazed UPVC back door leads to the garden.

STAIRS & FIRST FLOOR LANDING

Carpeted. Storage cupboard with doors. Doors to bedrooms and bathroom.

BEDROOM ONE 15' 4" x 8' 10" (4.67m x 2.69m)

Carpeted. UPVC window with front aspect. Built-in wardrobe with double doors. Radiator.

BEDROOM TWO 14' 9" x 7' 10" (4.49m x 2.39m)

Carpeted. UPVC window with curtain poles and a rear aspect. Radiator.

BATHROOM

White suite comprising of panelled bath with thermostatic shower over and glass shower screen. Wall mounted hand wash basin with chrome mixer taps and pop-up waste plug. Tiled walls and flooring. UPVC window with opaque glass and roller-blind. Spotlights. Shaver point.

REAR GARDEN

Enclosed garden laid with decorative paving, for ease of maintenance, and with attractive potted plants. Small wooden shed. Outside water tap. Rear access through gate from the allocated 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

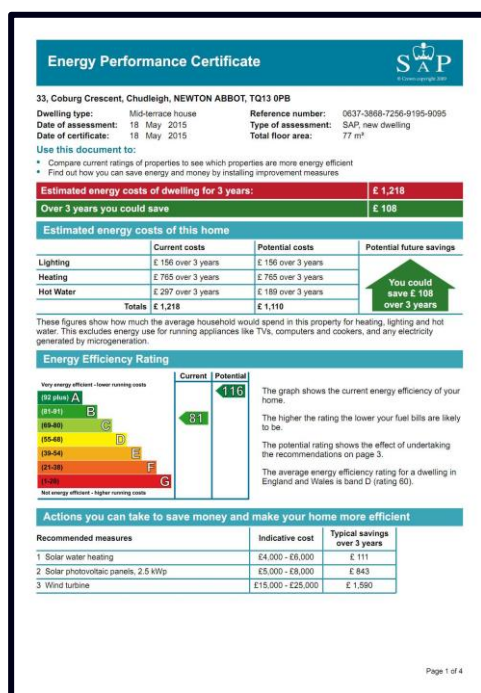
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.



FLOORPLAN:

