

**A STYLISH AND MODERN COACH HOUSE APARTMENT IN A VERY POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE AND A GARAGE. AVAILABLE LATE MARCH. EPC RATING B. FEES APPLY.**



**9**

**Dandelion Place**

**Newton Abbot**

**Devon**

**TQ12 1GS**

**£725 PCM**

**Ref: DSN4923**

\* ENTRANCE HALL \* OPEN PLAN LIVING \* LOUNGE AREA /KITCHEN AREA /DINING AREA \* TWO DOUBLE BEDROOMS-MASTER WITH EN-SUITE \* BATHROOM \* GARAGE \* AVAILABLE LATE MARCH \*  
\* EPC RATING B \* FEES APPLY \*



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

**A STYLISH AND MODERN COACH HOUSE APARTMENT IN A VERY POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE AND A GARAGE. AVAILABLE LATE MARCH. EPC RATING B. FEES APPLY.**

#### **ENTRANCE HALL**

White wooden front door leads into the entrance hallway. Carpeted. Chrome coat hooks. Stairs rise to the first floor landing and the apartment.

#### **FIRST FLOOR LANDING**

Doors lead to kitchen/dining and living area, bathroom, master bedroom and bedroom two. UPVC double glazed window.

#### **OPEN PLAN KITCHEN/DINING AREA/LOUNGE AREA** *19' 7" x 13' 10" (5.96m x 4.21m)*

The kitchen, dining area and living room are open plan. Quick-step wood effect flooring throughout the open plan area.

**KITCHEN AREA:** A range of white wall and base units with black marble effect work surfaces. Stainless steel sink and drainer with lever chrome mixer tap. Inset brushed stainless steel electric oven with brushed stainless steel gas hob. Inset extractor hood over. UPVC double glazed window with rear aspect. Plumbing and space for washing machine. Plumbing and space for dishwasher. Water supply for an American fridge/freezer.

**LOUNGE AREA:** The living room area has a UPVC double glazed window with chrome curtain pole and with a front aspect. Radiator.

**DINING AREA:** Between the kitchen and lounge.

#### **MASTER BEDROOM** *19' 7" x 13' 4" (5.96m x 4.06m)*

Carpeted. UPVC double glazed window with chrome curtain pole and with a front aspect. Mirror fronted wardrobe with rail and wooden shelf. Radiator. Door to en-suite.

#### **EN SUITE**

Enclosed shower cubicle with an Aquilisa chrome effect power shower. Glass and chrome sliding door. Pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome push flush. Ladder style heated towel rail. Wood effect vinyl flooring. Extractor fan. Mirrored medicine cabinet.

#### **BEDROOM TWO** *15' 11" x 11' 4" (4.85m x 3.45m)*

Carpeted. UPVC double glazed window with chrome curtain pole and with a front aspect. Radiator. Mirror fronted wardrobe with a rail and shelf.

#### **BATHROOM**

White suite comprising of a panelled bath with chrome mixer tap and thermostatic shower over. Glass and chrome panel shower screen. Pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome button flush. Ladder style chrome heated towel rail. Wood effect vinyl flooring. Mirrored medicine cabinet.

#### **GARAGE & PARKING**

There is one garage below the property. White door leads to a storage cupboard. Additional off-road parking space in front of the garage.

## **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 MANAGED by Woods Letting and Property Management

## Viewing

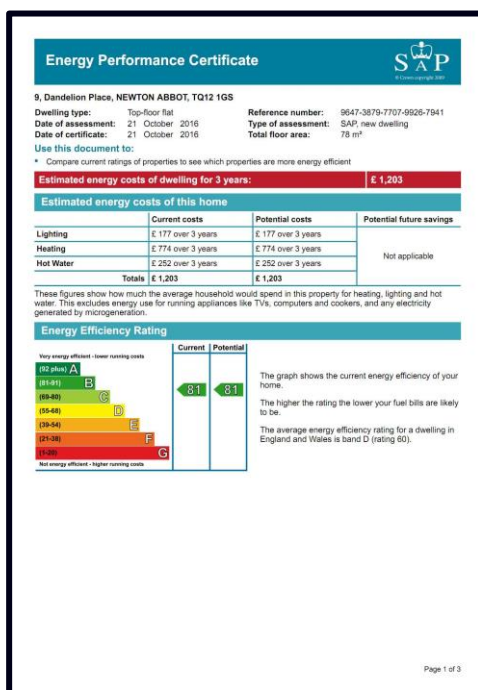
by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

## 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:

