

A WELL PRESENTED THREE BEDROOM END OF TERRACE HOUSE SET IN A QUIET CUL-DE-SAC IN KINGSTEIGNTON. BENEFITTING FROM AN ENCLOSED REAR GARDEN, NEW BOILER AND ALLOCATED PARKING SPACE. AVAILABLE IMMEDIATELY. EPC RATING D. FEES APPLY.



35
Willhays Close
Kingsteignton
Devon
TQ12 3YT
£825 PCM
Ref: DSN5120

*** ENTRANCE HALLWAY * LIVING ROOM * DINING ROOM * NEWLY FITTED MODERN KITCHEN * THREE BEDROOMS * NEWLY FITTED BATHROOM * ENCLOSED REAR GARDEN * ALLOCATED PARKING * AVAILABLE IMMEDIATELY * EPC RATING D * FEES APPLY ***



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

FRONT OF PROPERTY

Mainly laid to lawn with flower borders. Small path leads to the front entrance.

ENTRANCE HALL

Double glazed front door leads into the entrance hall. Wood effect laminate flooring. Cupboard housing gas and electric meters. Radiator. Space for hanging coats. Stairs rise to first floor. Door leads into the living room.

LIVING ROOM *14' 6" x 11' 7" (4.42m x 3.53m)*

Wood effect laminate flooring. UPVC double glazed window with a front aspect. Gas fire with mantle above. Radiator. Understairs area, which could be used as an office area. Opening into dining room.

DINING ROOM *10' 2" x 8' 7" (3.10m x 2.61m)*

Wood effect laminate flooring. Radiator. Double sliding patio doors lead out to the rear enclosed garden. Opening through to the kitchen.

NEW KITCHEN *10' 2" x 6' 0" (3.10m x 1.83m)*

Newly fitted modern kitchen with a range of cream wall and base units and black work surfaces. Stainless steel sink and drainer with chrome mixer tap. Free standing electric cooker with extractor hood above. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Glazing with a rear aspect of the garden. Newly fitted Combi boiler. Grey laminate flooring.

STAIRS & LANDING

Large storage cupboards. Doors lead to all bedrooms and the bathroom.

BEDROOM ONE *11' 7" x 8' 8" (3.53m x 2.64m)*

Carpeted. Glazing with front aspect. Useful storage area. Space for wardrobes. Radiator.

BEDROOM TWO *7' 5" x 9' 2" (2.26m x 2.79m)*

Double bedroom. Carpeted. Glazing with a rear aspect. Radiator.

BEDROOM THREE

Carpeted. Glazing with a rear garden. Radiator.

NEW BATHROOM

Panelled bath with thermostatic shower and a folding glass shower screen. Pedestal hand wash basin with chrome mixer tap. Low level W/C. Ceramic tiled flooring. Glazing with a side aspect.

REAR ENCLOSED GARDEN

Enclosed sunny garden mainly laid with gravel for ease of maintenance. Ideal for barbeques and al-fresco dining. Gates to the side and rear of the property with access to the allocated parking area.

ALLOCATED PARKING

There is allocated parking to the rear of the property with access from the garden gates.

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.

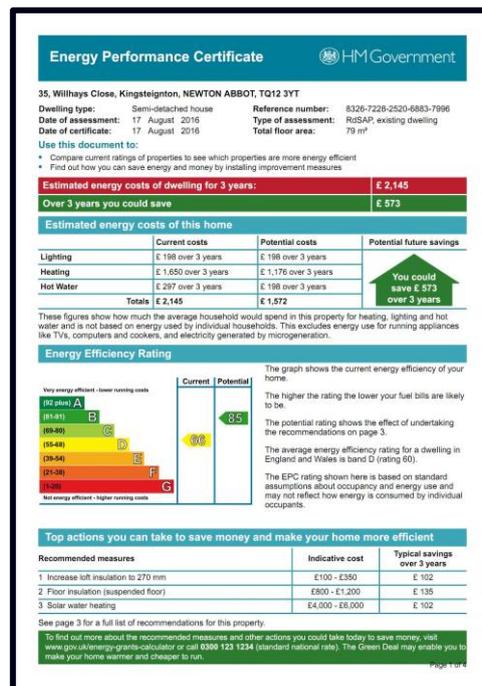
TENANCY

Please note this property is MANAGED by Woods Letting and Property Management

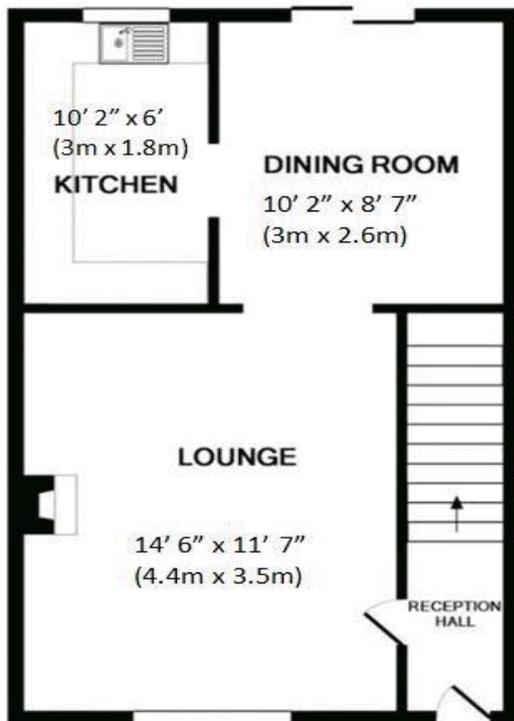
Viewing Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.

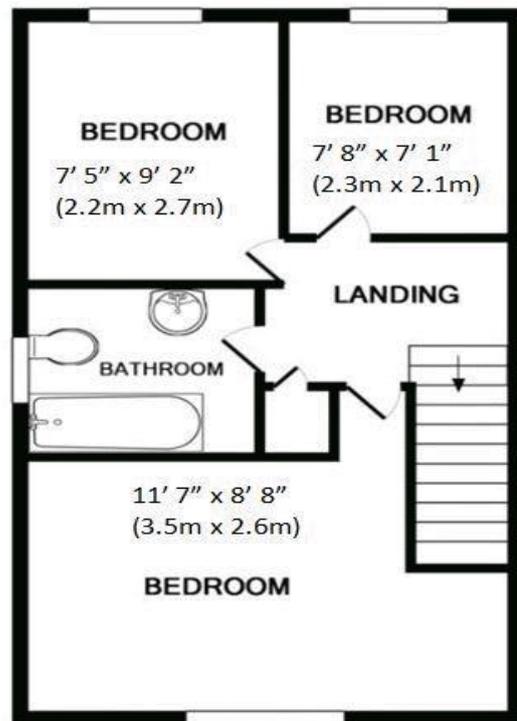
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR