

**** PRICE REDUCTION ** A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT IN HEATHFIELD. BENEFITTING FROM ALLOCATED PARKING SPACE, BALCONY SEATING AREA, GAS CENTRAL HEATING & DOUBLE GLAZING. AVAILABLE IMMEDIATELY. EPC**



10 Moorlands Reach

Heathfield

Devon

TQ12 6FS

£575 PCM

Ref: DSN4972

**** PRICE REDUCTION ** ENTRANCE HALLWAY * LOUNGE/DINER * KITCHEN * TWO BEDROOMS *
* BATHROOM * BALCONY SEATING AREA * ALLOCATED PARKING SPACE * AVAILABLE IMMEDIATELY *
* 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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FRONT OF PROPERTY

Exterior staircase rises to the first floor flats. Balcony. Composite front door with obscured glass leads to the entrance hallway.

ENTRANCE HALLWAY

Carpeted. Radiator. Doors lead to bedroom one, bathroom, storage cupboard, bedroom two and the lounge/diner. Kitchen follows on from lounge/diner.

BEDROOM ONE

Carpeted. UPVC double glazed window with brushed stainless steel curtain pole and a front aspect. Radiator.

BATHROOM

A white suite comprising of a panelled bath with chrome mixer tap, chrome handles and a thermostatic shower over. Marble effect tiling. Folding glass shower screen. Pedestal hand wash basin with stylish modern chrome mixer tap. Mirror above. Low level W/C with chrome push flush. Ladder style chrome heated towel rail. UPVC double glazed window with obscured glass.

BEDROOM TWO

Carpeted. UPVC double glazed window with brushed stainless steel curtain pole with a rear aspect. Radiator.

LOUNGE/DINER

Carpeted. Two UPVC double glazed windows with brushed stainless steel curtain poles with a rear aspect. Radiator. Open plan into the kitchen area.

KITCHEN

A range of attractive modern white wall and base units with wood effect work surfaces. One and a half bowl sink and drainer with chrome mixer tap. Integrated brushed stainless steel oven with inset brushed stainless steel gas hob. Brushed stainless steel extractor hood above. UPVC double glazed window with roller blind. Wood effect flooring.

BALCONY SEATING AREA

Decked balcony seating area with safety railings.

PARKING

There is one 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

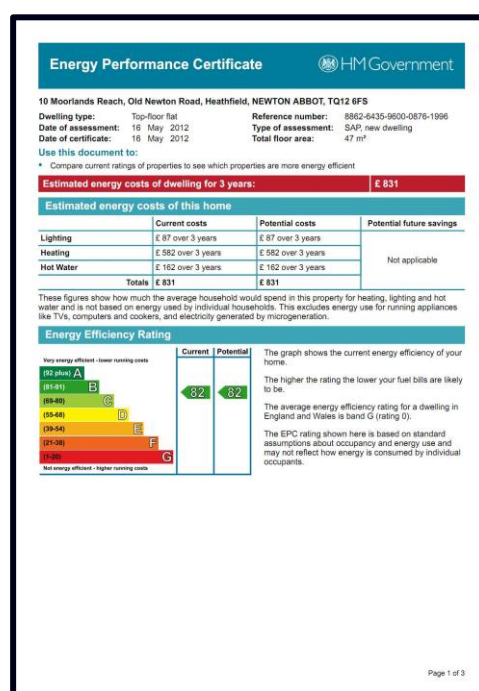
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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:

