

**\*PRICE REDUCTION \* A TIDY & SPACIOUS FIRST FLOOR FLAT CONVENIENTLY SET WITHIN WALKING DISTANCE OF NEWTON ABBOT TOWN CENTRE. BENEFITTING FROM GAS CENTRAL HEATING, PERMIT PARKING & ENCLOSED COURTYARD. AVAILABLE NOW. EPC RATING D. FEES APPLY.**



**29A**

**Prospect Terrace**

**Newton Abbot**

**Devon**

**TQ12 2LN**

**£595 PCM**

**Ref: DSN4941**

**\* PRICE REDUCTION \* ENTRANCE HALLWAY \* LOUNGE/DINER \* KITCHEN/BREAKFAST ROOM \*  
\* TWO BEDROOMS \* BATHROOM \* GAS CENTRAL HEATING \* PERMIT PARKING \*  
\* ENCLOSED LEVEL COURTYARD \*  
\* AVAILABLE NOW \* EPC RATING D \* 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**

Concrete steps rise to the first floor flat. Half glazed UPVC door leads into the entrance hallway. Carpeted. Radiator. Doors lead to kitchen/breakfast room, lounge/diner, bedroom one and bedroom two. Steps descend to the inner hallway and the bathroom.

## **KITCHEN/BREAKFAST ROOM** *12' 0" x 8' 7" (3.65m x 2.61m)*

A range of cream units with wooden edging and butchers block effect work surfaces. Tiled splash backs. Stainless steel sink and drainer with chrome mixer tap. Brand new Beko freestanding electric cooker. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Space for tall fridge/freezer. UPVC window with roller blind. Radiator. Breakfast bar area for two stools.

## **LOUNGE/DINER** *13' 10" x 11' 7" (4.21m x 3.53m)*

Carpeted. Decorative cast iron fireplace with wooden mantle and tiled hearth (for ornamental use only). Large UPVC window with wooden curtain pole, nets and curtains. Built-in cupboards.

## **BEDROOM ONE** *10' 5" x 10' 6" (3.17m x 3.20m)*

Carpeted. Large UPVC window with wooden curtain pole, nets and curtains. Built-in small wardrobe with hooks. Four shelves built in an alcove. Radiator.

## **BEDROOM TWO** *6' 9" x 5' 9" (2.06m x 1.75m)*

Carpeted. UPVC window with wooden curtain pole, nets and curtains. Radiator.

## **INNER HALLWAY**

Carpeted. Built-in floating shelves. Door leads to the bathroom. Door to an additional cupboard with pine slatted shelves.

## **BATHROOM**

White P-shaped bath with a Mira sport electric shower over and a curved glass shower screen. Pedestal hand wash basin with chrome taps. Low level W/C with chrome lever flush. Airing cupboard housing the gas central heating boiler and pine slatted shelves. Cabinet with mirrored doors. Wooden window with opaque glass. Radiator.

## **ENCLOSED LEVEL COURTYARD**

On street enclosed level courtyard with steps leading up to the front door.

## 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.

