

A WELL PRESENTED TWO BEDROOM HOUSE SET IN CHUDLEIGH KNIGHTON. BENEFITTING FROM OFF-ROAD PARKING FOR TWO CARS, A CONSERVATORY AND ENCLOSED FRONT AND REAR GARDENS. AVAILABLE MID OCTOBER. EPC RATING C. FEES APPLY.



8

Knights Mead

Chudleigh Knighton

Devon

TQ13 0RE

£725 PCM

Ref: DSN4931

*** OFF ROAD PARKING FOR TWO CARS * FRONT AND BACK ENCLOSED GARDENS * TWO BEDROOMS- ONE WITH EN-SUITE * LIVING ROOM * CONSERVATORY * MODERN FITTED KITCHEN * FAMILY BATHROOM * DOWNSTAIRS CLOAKROOM * AVAILABLE MID OCTOBER * EPC RATING C * FEES APPLY**



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

FRONT OF PROPERTY

Short paved pathway leads to the front entrance with gravel either side for easy maintenance. White half glazed front door leads into the entrance hallway.

ENTRANCE HALLWAY

Feature 'Travertine' flooring. Doors lead to the downstairs cloakroom, living room and the kitchen. Radiator. Stairs rise to first floor.

DOWNSTAIRS CLOAKROOM

White pedestal hand wash basin with chrome taps. Low level W/C. Chrome towel holder and toilet roll holder. Radiator. Vinyl flooring. UPVC window.

LIVING ROOM *12' 7" x 15' 7" (3.83m x 4.75m)*

Wood effect Travertine flooring. Built-in storage cupboard. UPVC double doors lead out to the spacious conservatory. Two radiators.

CONSERVATORY

Travertine flooring. UPVC double glazed sliding doors lead out to the rear enclosed garden.

FITTED MODERN KITCHEN *6' 3" x 9' 5" (1.90m x 2.87m)*

Modern fitted kitchen with a range of cream wall and base units with grey marble effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Built-in Smeg oven and gas hob with an extractor fan above. Space for washing machine. Space for fridge/freezer. Double glazed window with front aspect. Light wood effect vinyl flooring. Wall mounted Ideal boiler.

STAIRS & LANDING

Carpeted. Airing cupboard. Useful laundry area. Doors lead to bedrooms one, two and the family bathroom. Radiator.

BEDROOM ONE *9' 5" x 11' 9" (2.87m x 3.58m)*

Carpeted. Built-in wardrobes. Double glazed window with a front aspect. Radiator. Door to the en-suite shower room.

EN-SUITE

Fully tiled shower enclosure with a Mira Sport electric shower. Pedestal hand wash basin with chrome taps. Vinyl flooring. Radiator.

BEDROOM TWO *7' 7" x 10' 2" (2.31m x 3.10m)*

Single bedroom. Carpeted. UPVC double glazed window with rear aspect. Radiator. Double wardrobe with mirrored door and shelving.

FAMILY BATHROOM *4' 8" x 10' 1" (1.42m x 3.07m)*

White panelled bath with chrome mixer taps and a shower attachment. Glass shower screen. Pedestal hand wash basin with chrome mixer tap and set in a vanity unit. Mirror fronted wall cabinet. Low level W/C with chrome lever flush. Radiator. Double glazed window with obscure glass.

REAR ENCLOSED GARDEN

Enclosed garden with patio area for easy maintenance. Raised decked area surrounded by flowerbeds. Gate with access to the driveway.

PARKING

Off-road driveway parking for two cars.

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.

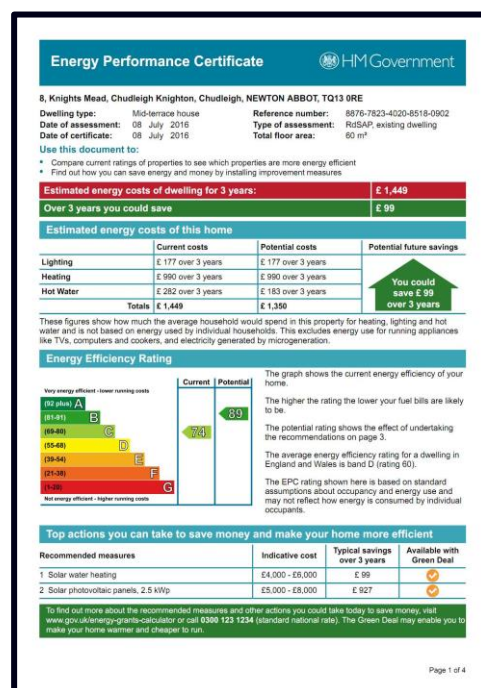
TENANCY

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

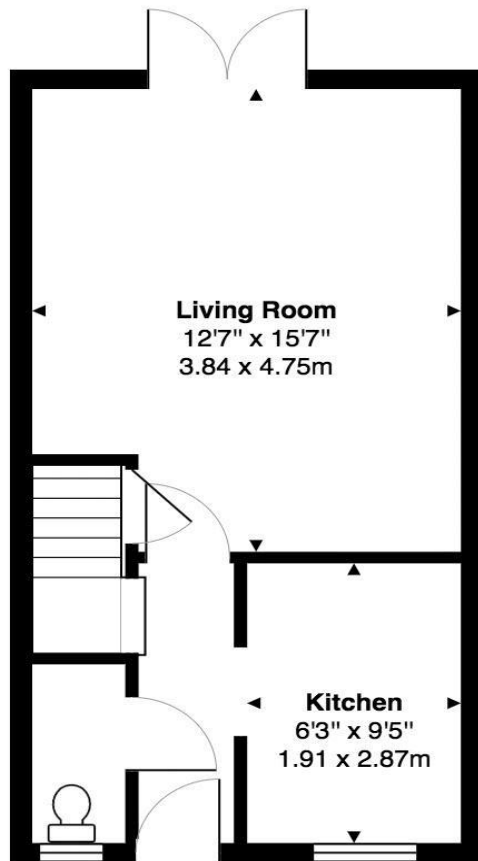
Viewing Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

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.

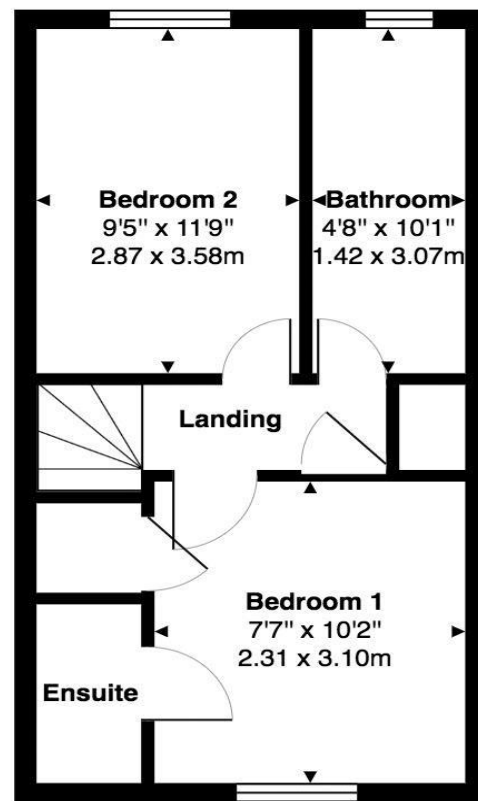
Data Protection Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes 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:



Ground Floor



First Floor