

**A STUNNING DETACHED FOUR/FIVE BEDROOM HOUSE SET IN THE POPULAR LOCATION OF KINGSTEIGTON. BENEFITTING FROM LANDSCAPED GARDENS WITH OUTSTANDING VIEWS, DOUBLE GARAGE & AMPLE PARKING. AVAILABLE END OF AUGUST. EPC RATING D. FEES APPLY.**



**31**

**Avery Hill**

**Kingsteignton**

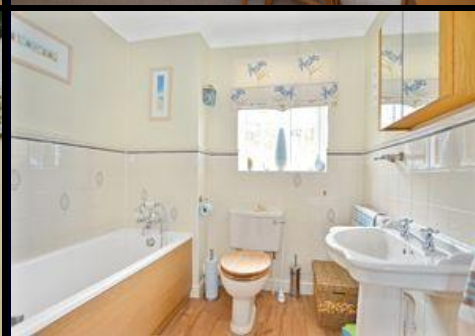
**Devon**

**TQ12 3LB**

**1,500 PCM**

**Ref: DSN4603**

\* ENTRANCE HALLWAY \* DOWNSTAIRS CLOAKROOM \* LOUNGE WITH BALCONY \* DINING ROOM \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* STUDY/BEDROOM FIVE \* FOUR BEDROOMS-TWO WITH EN-SUITE \* FAMILY BATHROOM \* DOUBLE GARAGE & AMPLE PARKING \* OFFICE/PLAYROOM \* LANDSCAPED GARDENS \* AVAILABLE END AUGUST \* 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**

Double width driveway leads to the double garage. A staircase leads to the entrance porch with a rockery at the side and a balcony. Access to the rear garden via a gate.

**ENTRANCE HALLWAY**

Half glazed door leads into the entrance hall. Stairs rise to first floor and descend to the lower basement level. Doors lead to cloakroom, lounge, dining room and kitchen/breakfast room.

**CLOAKROOM**

Low level W/C. Handwash basin.

**LOUNGE** 12' 0" x 17' 0" (3.65m x 5.18m)

Carpeted. Full height double glazed windows and doors lead out to the front patio with full length curtains, blinds and extensive views to Dartmoor. Feature coal effect gas fire with stone surround, mantle and hearth. Double doors open to the dining room.

**DINING ROOM** 12' 0" x 10' 11" (3.65m x 3.32m)

Carpeted. Double glazed doors lead out to the rear patio with curtains and blinds. Door leads to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 18' 2" x 10' 7" (5.53m x 3.22m)

A range of light wood effect wall and base units with granite effect work surfaces. Black composite one and a half bowl sink and drainer with mixer tap. Integrated dishwasher, fridge, washing machine and freezer. Double gas oven and induction hob with a built-in extractor hood over. Integrated microwave. Door to the utility room.

**UTILITY ROOM**

Wall and base units with work surfaces and a sink unit. Space and plumbing for washing machine and tumble dryer. Door to the side patio/garden.

**STUDY/BEDROOM FIVE** 7' 4" x 7' 0" (2.23m x 2.13m)

This room can be either used as a study or bedroom five.

**STAIRS & LANDING**

Carpeted. Airing cupboard. Doors lead to bedrooms one, two, three, four and the family bathroom.

**MASTER BEDROOM & EN-SUITE** 12' 0" x 14' 7" (3.65m x 4.44m)

Built-in wardrobes with hanging rails, shelving and dressing table. French doors lead out to the Juliette-style balcony with views. The en-suite shower room comprises of a shower cubicle, hand wash basin set in a vanity unit, with cupboards under, and a low level W/C.

**BEDROOM TWO** 10' 11" x 11' 11" (3.32m x 3.63m)

Double wardrobes and dressing table.

**BEDROOM THREE & EN-SUITE** 8' 8" x 11' 2" (2.64m x 3.40m)

Built-in wardrobe. En-suite comprising of a shower cubicle with electric shower, pedestal hand wash basin and low level W/C.

**BEDROOM FOUR** 10' 8" x 7' 7" (3.25m x 2.31m)

**FAMILY BATHROOM**

Panelled bath with Victorian hand-held shower attachment. Pedestal hand-wash basin. Low level W/C with chrome lever flush.

**OFFICE/PLAYROOM**

Staircase from entrance hallway leads to the office/playroom area, which could also be used as a gym. Large storage cupboards.

**DOUBLE GARAGE** 16' 8" x 27' 3" (5.08m x 8.30m)

Electric door. Good storage space.

**REAR GARDEN & PATIO**

Fully enclosed. Landscaped for easy maintenance. Mainly laid to lawn and patio area and bordered by high raised flowerbeds. Outside tap and lighting.

**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.

**Energy Performance Certificate** HM Government

31, Avery Hill, Kingsteignton, NEWTON ABBOT, TQ12 3LB

Dwelling type: Detached house Reference number: 8008-8619-3728-3896-1423  
Date of assessment: 19 April 2012 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 19 April 2012 Total floor area: 182 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,495
Over 3 years you could save		£ 771

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 228 over 3 years	
Heating	£ 2,087 over 3 years	£ 2,259 over 3 years	
Hot Water	£ 483 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 3,495</b>	<b>£ 2,724</b>	<b>You could save £ 771 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 123	✓
2 Low energy lighting for all fixed outlets	£30	£ 72	✓
3 Heating controls (room thermostat)	£350 - £450	£ 162	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-consultation](http://www.gov.uk/energy-grants-consultation) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## FLOORPLAN:

