

A WELL PRESENTED TWO BEDROOM COACH HOUSE LOCATED IN A POPULAR AREA OF NEWTON ABBOT. BENEFITTING FROM OPEN PLAN LIVING AREA, GARAGE AND ADDITIONAL PARKING. AVAILABLE MID JANUARY . EPC RATING B. FEES APPLY.



2

Burnet Road

Newton Abbot

Devon

TQ12 1GU

£750 PCM

Ref: DSN5073

* GARAGE * ONE OFF ROAD PARKING SPACE * OPEN-PLAN LOUNGE/DINER AND KITCHEN * TWO BEDROOMS-MASTER WITH EN-SUITE SHOWER ROOM * BATHROOM * ENTRANCE HALLWAY *
* AVAILABLE MID JANUARY * 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

Storm porch. White front door leads into the entrance hallway.

ENTRANCE HALLWAY

Coir matting by front door. Carpeted. Radiator. Stairs rise to the first floor and the flat entrance.

STAIRS AND LANDING

Carpeted. UPVC window. Radiator. Doors lead to the open plan kitchen/lounge/dining room, bathroom and the two bedrooms.

OPEN PLAN LOUNGE/DINER/KITCHEN *19' 8" x 13' 10" (5.99m x 4.21m)*

LOUNGE/DINING AREA

Neutral pine wood effect Amtico flooring. Large UPVC window with venetian blind. Two radiators. T.V aerial. B.T. socket.

KITCHEN AREA

A range of cream wall, base and drawer units with pewter coloured handles. Grey granite effect work surfaces. One and a half bowl stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel Zanussi double electric oven and a brushed stainless steel gas hob. Brushed stainless steel extractor hood over. Integrated Zanussi dishwasher. Integrated washer/dryer. Integrated Zanussi fridge/freezer. UPVC window. Light wood effect Amtico flooring.

BEDROOM ONE *19' 8" x 11' 4" (5.99m x 3.45m)*

Carpeted. Recess for wardrobe. UPVC window with wooden venetian blind and a front aspect. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM *6' 4" x 4' 7" (1.93m x 1.40m)*

Fully tiled double shower enclosure with an Aqualisa electric shower and sliding glass door. Small pedestal hand wash basin with chrome mixer tap and click clack bath waste. Low level W/C with chrome push flush. Radiator. Velux window in roof. Wood effect vinyl flooring. White medicine cabinet. White wooden towel rail.

BEDROOM TWO *15' 11" x 15' 11" (4.85m x 4.85m)*

Carpeted. Recess for wardrobe. UPVC window with wooden venetian blind. Radiator.

BATHROOM

Panelled bath with chrome fittings and a telephone-style hand-held shower attachment. Bi-fold glass shower screen. Trendy black/white & grey mosaic tiles. Low level W/C with chrome push flush. Pedestal hand wash basin with chrome mixer tap and a click clack bath waste. Wood effect vinyl flooring. Radiator. White mirror fronted cabinet. Chrome toilet roll holder.

GARAGE AND PARKING

Garage is situated beneath the property. Power and light. Under stairs storage cupboard. Wall mounted gas central heating boiler. One parking space in front of the garage.

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.

