

A WELL PRESENTED TWO BEDROOM PROPERTY IN THE SOUGHT AFTER LOCATION OF KINGSTEIGNTON. BENEFITTING FROM A REAR ENCLOSED GARDEN, MODERN KITCHEN/DINER AND DRIVEWAY PARKING. EPC RATING C. AVAILABLE EARLY JULY. FEES APPLY



10

Yew Tree Drive

Kingsteignton

Devon

TQ12 3SA

£725 PCM

Ref: DSN5118

* ENTRANCE HALLWAY * LOUNGE * MODERN KITCHEN/DINER * MODERN BATHROOM *
* TWO BEDROOMS * REAR ENCLOSED GARDEN * DRIVEWAY PARKING * EPC RATING C *
* AVAILABLE EARLY JULY * 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

Fully glazed door to entrance hallway. Half glazed window. Coat hooks. Stairs rise to first floor. Radiator. Door to lounge.

LOUNGE 14' 2" x 11' 9" (4.31m x 3.58m)

Wood effect laminate flooring. Coal effect gas fire with a marble fire surround and matching hearth. T.V point. UPVC double glazed window with curtain pole and net curtains. Radiator. Arch to kitchen/diner.

KITCHEN 11' 9" x 7' 10" (3.58m x 2.39m)

A modern fully fitted kitchen with a range of oak wall and base units and black granite work surfaces. Stainless steel sink and drainer with chrome mixer tap. BOSCH fully integrated electric oven. BOSCH brushed stainless steel hob with extractor fan above. Plumbing and space for washing machine. Space for tall fridge freezer. Tile effect flooring. UPVC glazed back door to garden.

STAIRS & LANDING

Carpeted. Doors lead to bedroom one, two and the bathroom.

BEDROOM ONE 10' 0" x 11' 10" (3.05m x 3.60m)

Two UPVC double glazed windows with curtain poles, net curtains and with a rear aspect. Carpeted. Radiator.

BEDROOM TWO 11' 10" x 7' 6" (3.60m x 2.28m)

Two UPVC double glazed windows with curtain poles, net curtains and with a front aspect. Carpeted. Radiator. Airing cupboard with pine slatted shelves.

BATHROOM 6' 1" x 5' 4" (1.85m x 1.62m)

A fitted white suite comprising of a wall mounted hand wash basin with chrome mixer tap. Low level W.C. with chrome push flush. Chrome thermostatic shower over bath. Wood effect laminate flooring. Chrome ladder style radiator. Fully tiled walls. UPVC obscure double glazed window. Extractor fan. Halogen down lighters.

REAR GARDEN

Small patio area. Enclosed level lawned area with surrounding raised flower beds. Shed. Outside tap.

DRIVEWAY PARKING

There is driveway parking at the front of the property for 2-3 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 NOT 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.

