

**A WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE IN THE PRETTY VILLAGE OF LIVERTON. BENEFITTING FROM GARAGE, DRIVEWAY PARKING AND REAR GARDEN. AVAILABLE EARLY MAY. EPC RATING E. FEES APPLY.**



**7**

**Pottery Yard**

**Liverton**

**Devon**

**TQ12 6LR**

**£825 PCM**

**Ref: DSN5004**

\* ENTRANCE HALLWAY \* CLOAKROOM \* LOUNGE/DINER \* KITCHEN \* ADDITIONAL RECEPTION ROOM/DINING ROOM \* FOUR BEDROOMS-MASTER WITH EN-SUITE \* BATHROOM \* REAR GARDEN \*  
\* GARAGE & DRIVEWAY PARKING \* AVAILABLE EARLY MAY \* EPC RATING E \* FEES APPLY \*



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

**FRONT OF PROPERTY**

Driveway parking for two cars. Paved path, with chippings either side, leads to the front door, which has one step. Storm porch. Double glazed wooden stable door leads into the entrance hall.

**ENTRANCE HALLWAY**

Carpeted. Radiator. Doors lead to the kitchen, cloakroom and lounge. Stairs rise to first floor.

**CLOAKROOM**

Carpeted. Corner hand-wash basin with antique style chrome taps. Low level W/C with chrome and ceramic lever flush. Mirror with pine frame. Three shelves. Glazing with opaque glass and a roller blind. Radiator.

**LOUNGE/DINER** 14' 10" x 17' 3" (4.52m x 5.25m)

Carpeted. Coal effect gas fire with stone fireplace and hearth. Casement doors with curtain pole giving access to the rear decking. Two radiators. Archway to the additional reception room.

**ADDITIONAL RECEPTION ROOM** 11' 9" x 8' 3" (3.58m x 2.51m)

Carpeted. Feature wallpaper on one wall. Radiator. Window and half glazed door with access to the garden.

**KITCHEN** 8' 5" x 10' 9" (2.56m x 3.27m)

A range of oak wall and base units with mottled grey work surfaces. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Baxi wall mounted LPG boiler. Whirlpool electric double oven with a Whirlpool LPG gas hob. Integrated extractor hood over. Hotpoint freestanding fridge/freezer (The landlord holds no responsibility for the fridge/freezer). Space and plumbing for washing machine and dishwasher. Tile effect vinyl flooring. Glazing with roller blind and a front aspect. Radiator.

**STAIRS & LANDING**

Carpeted. Radiator. Doors lead to all bedrooms and the bathroom.

**BEDROOM ONE** 11' 6" x 10' 7" (3.50m x 3.22m)

Carpeted. Airing cupboard housing the hot water cylinder. Glazing with a metallic curtain pole, roller blind and with a front aspect. Radiator. Door to the en-suite shower room.

**EN-SUITE**

Fully tiled shower cubicle with a Mira Excel electric shower and glass sliding doors. Small pedestal hand wash basin with antique style taps. Low level W/C. Black metallic framed mirror, towel rail, beaker holder, soap dish, towel ring and toilet roll holder. Shaver socket. Glazing with roller blind. Radiator.

**BEDROOM TWO** 11' 9" x 8' 5" (3.58m x 2.56m)

Carpeted. Glazing with a metallic curtain pole and with a rear aspect. Radiator.

**BEDROOM THREE** 8' 7" x 6' 1" (2.61m x 1.85m)

Carpeted. One triple pine wardrobe and one single pine wardrobe. Two shelves. Glazing with a metallic curtain pole and a rear aspect. Radiator.

**BEDROOM FOUR** 5' 8" x 5' 0" (1.73m x 1.52m)

Restricted height. Carpeted. Velux window. Wall mounted mirror. Radiator.

**BATHROOM** 7' 7" x 5' 4" (2.31m x 1.62m)

Carpeted. Bath with an antique style chrome and ceramic mixer tap and a hand held shower attachment. Pedestal hand wash basin with antique style chrome taps. Low level W/C with chrome and ceramic lever flush. Wall mounted chrome storage wire baskets. Grey Wainscotting to two walls. Extractor fan. Shaver socket. Radiator.

**REAR GARDEN**

Decked area and an area laid to gravel for ease of maintenance.

**GARAGE & DRIVEWAY PARKING**

Half sized garage with power and light. 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.

