

A WELL PRESENTED TOP FLOOR TWO BEDROOM APARTMENT WITHIN WALKING DISTANCE OF TOTNES TOWN CENTRE. BENEFITTING FROM OFF-ROAD PARKING. AVAILABLE NOW. EPC RATING B. FEES APPLY.



5

Redworth Court

Totnes

Devon

TQ9 5EQ

£750 PCM

Ref: DSN4782

* OPEN PLAN LOUNGE/KITCHEN * TWO BEDROOMS * BATHROOM * OFF ROAD PARKING * WITHIN WALKING DISTANCE OF TOTNES TOWN CENTRE. * COMMUNAL AREAS * AVAILABLE NOW *
* 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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ENTRANCE HALL

Door entry system. Carpeted. UPVC window. Radiator. Doors lead to all rooms.

OPEN PLAN LOUNGE/KITCHEN: *18' 9" x 14' 0" (5.71m x 4.26m)*

KITCHEN AREA

A range of light wood wall and base units with brushed stainless steel handles and complimentary grey, granite worktops. White tiled splashbacks. Stainless steel sink and drainer with chrome mixer tap. Brushed stainless steel Indesit fan assisted oven and matching gas hob. Brushed stainless steel extractor hood with stainless steel splashback. Hotpoint Aquarius washer/dryer. Dark wood laminate effect vinyl flooring. Spotlights.

LOUNGE AREA

Carpeted. Radiator. Two UPVC double glazed sash windows with wooden curtain poles and matching rings. Spotlights. Door leads to a cupboard housing the gas central heating boiler.

BEDROOM ONE *13' 4" x 8' 9" (4.06m x 2.66m)*

Carpeted. Radiator. UPVC double glazed sash window with wooden curtain pole and matching rings.

BEDROOM TWO *8' 4" x 6' 9" (2.54m x 2.06m)*

Carpeted. Radiator. UPVC double glazed sash window with wooden curtain pole and matching rings.

BATHROOM

White suite comprising of low level W/C with chrome push flush. Hand wash basin with chrome mixer lever tap. Panelled bath with chrome mixer tap and shower attachment over. Glass shower screen. Beige tiled walls. Dark wood laminate effect vinyl flooring. UPVC double glazed sash windows with venetian blind. Radiator. Heated towel rail. Mirrored medicine cabinet. Spotlights.

PARKING

There is one allocated off-road parking space at the rear of the property.

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: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

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.

