

**A WELL PRESENTED THREE BEDROOM TERRACED COTTAGE SET IN THE POPULAR TOWN OF CHUDLEIGH. BENEFITTING FROM REAR COURTYARD, UTILITY ROOM & A LOVELY LOFT CONVERSION MASTER BEDROOM. AVAILABLE NOW. EPC RATING C. FEES APPLY.**



**18**

**New Exeter Street**

**Chudleigh**

**Devon**

**TQ13 0DB**

**£650 PCM**

**Ref: DSN4788**

\* ENTRANCE HALLWAY \* LOUNGE \* KITCHEN/DINER \* UTILITY ROOM \* THREE BEDROOMS - THE MASTER BEING A LOVELY LOFT CONVERSION \* SHOWER ROOM \* REAR COURTYARD \*  
\* AVAILABLE NOW \* EPC RATING C \* 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**

Half glazed front door leads into a small entrance hall. Door leads into the lounge. Stairs rise to first floor.

#### **LOUNGE** 14' 5" x 13' 1" (4.39m x 3.98m)

Carpeted. Wall mounted electric fire and hearth with built-in cupboards either side. Window with curtain pole, nets and a front aspect. Radiator. Door to kitchen/diner.

#### **KITCHEN/DINER** 13' 6" x 9' 11" (4.11m x 3.02m)

A range of cream shaker style wall, base and drawer units with black granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Gorenje electric oven with a brushed stainless steel Beko electric hob. Brushed stainless steel extractor hood over. Space for fridge/freezer. Tile effect vinyl flooring. Space for table and chairs. Half glazed back door leads out to the rear courtyard and onto the utility room.

#### **UTILITY ROOM**

Access from the rear courtyard. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Power for fridge/freezer. Wall mounted boiler. Ideal storage space for wheelie bins etc. Communal pedestrian access.

#### **STAIRS & LANDING**

Carpeted. Doors lead to bedrooms two, three and the bathroom. Door and stairs rise to second floor.

#### **BEDROOM TWO** 10' 6" x 6' 2" (3.20m x 1.88m)

Carpeted. Built-in wardrobe. Window with curtain pole, curtains and with a rear view. Radiator.

#### **BEDROOM THREE** 13' 11" x 7' 8" (4.24m x 2.34m)

Carpeted. Window with curtain pole, curtains and with a front aspect. Radiator.

#### **BATHROOM** 7' 2" x 5' 4" (2.18m x 1.62m)

Quadrant style cubicle with a Mira Go electric shower. Pedestal hand wash basin with chrome taps. Low level W/C with chrome push flush. Wood effect laminate flooring. Aqua board to all walls. Window with a roller blind and a rear aspect. Two mirrored wall cabinets. Extractor fan. Radiator.

#### **STAIRS TO SECOND FLOOR**

Door to carpeted stairs which rise to bedroom one.

#### **BEDROOM ONE** 13' 7" x 13' 11" (4.14m x 4.24m)

Restricted height. Carpeted. Stonework walls. Additional eaves storage. Two Velux windows with integral blinds. Radiator.

#### **REAR COURTYARD**

From kitchen. Access to the utility room and communal pedestrian access.

## 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.

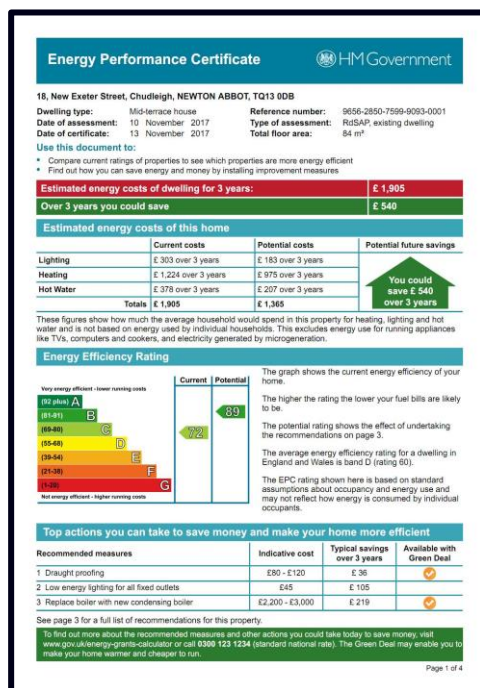
## TENANCY

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.



## FLOORPLAN:

