

A DELIGHTFUL & HOMELY TWO BEDROOM TERRACED COTTAGE SET IN THE SOUGHT AFTER VILLAGE OF BISHOPSTEIGNTON. BENEFITTING FROM MODERN SMART KITCHEN AND SHOWER ROOM. AVAILABLE EARLY SEPTEMBER. EPC RATING C. FEES APPLY.



3

Clanage Street

Bishopsteignton

Devon

TQ14 9QS

£595 PCM

Ref: DSN4719

*** A DELIGHTFUL & HOMELY COTTAGE * LOUNGE/DINING AREA * SMART MODERN KITCHEN *
* LOWER GROUND AREA * TWO BEDROOMS * MODERN SHOWER ROOM *
* AVAILABLE EARLY SEPTEMBER * 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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LOUNGE/DINER 10' 0" x 9' 7" (3.05m x 2.92m)

Part glazed front door leads into the lounge area which is open plan to the kitchen. UPVC window with a front aspect. Radiator. Wood effect laminate flooring. Fireplace recess with a slate hearth and an inset wooden beam over (For ornamental use only). Door leads to a paddle staircase to the lower floor.

KITCHEN 8' 5" x 9' 8" (2.56m x 2.94m)

A range of attractive cream Shaker-style wall and base units with grey composite granite work surfaces. Stainless steel sink and drainer with chrome mixer tap. Prima electric brushed stainless steel cooker and gas hob with a brushed stainless steel extractor hood above. Fully integrated fridge. UPVC glazing with a rear aspect. Wood effect laminate flooring. Beam to ceiling. Stairs rise to first floor.

LOWER GROUND AREA 17' 4" x 8' 3" (5.28m x 2.51m)

Paddle steps lead to lower ground level from the lounge. Wood effect vinyl flooring. Large storage cupboard to the rear. Plumbing and space for washing machine. Space for condensor dryer. Wall mounted Worcester gas fired central heating boiler. Radiator. UPVC door to a shared rear courtyard.

STAIRS AND LANDING TO FIRST FLOOR

Carpeted. Doors lead to bedroom one, the shower room and a second staircase leads to bedroom two on the second floor.

BEDROOM ONE 10' 6" x 9' 6" (3.20m x 2.89m)

Carpeted. UPVC window. Radiator.

STAIRCASE TO SECOND FLOOR

Open carpeted staircase, with hand rail, leads to the top bedroom.

BEDROOM TWO 9' 11" x 10' 2" (3.02m x 3.10m)

Carpeted. UPVC window with views over to the countryside and the river Teign. Radiator. Door to eaves storage. Restricted height.

SHOWER ROOM 6' 8" x 4' 5" (2.03m x 1.35m)

Quadrant style shower enclosure with glass doors and a Triton electric shower. Pedestal hand wash basin with chrome mixer tap. Low level W/C with chrome push flush. Extractor fan. Small UPVC window with opaque glass. Chrome ladder style radiator. Beige tiled effect vinyl flooring.

PLEASE NOTE:

All rooms are irregular shaped. Measurements are for guidelines only.

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.

Energy Performance Certificate 

3, Clansgate Street, Bishopsteignton, TEIGNMOUTH, TQ14 9QS

Dwelling type: Mid-terrace house Reference number: 8008-0178-7329-4126-1863
Date of assessment: 23 August 2016 Type of assessment: RdSAP: existing dwelling
Date of certificate: 24 August 2016 Total floor area: 60 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 1,482
Over 3 years you could save		£ 279

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 188 over 3 years	£ 126 over 3 years	
Heating	£ 1,011 over 3 years	£ 861 over 3 years	
Hot Water	£ 303 over 3 years	£ 216 over 3 years	
Totals	£ 1,482	£ 1,203	You could save £ 279 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current	Potential
69	72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - higher running costs

Current	Potential
69	72

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 159	✓
2 Low energy lighting for all fixed outlets	£15	£ 36	✓
3 Solar water heating	£4,000 - £6,000	£ 67	✗

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4