

A FIVE BEDROOM DETACHED HOUSE LOCATED IN A POPULAR AREA OF CHUDLEIGH, FRESHLY PAINTED AND BRAND NEW CARPETS THROUGHOUT. BENEFITTING FROM ATTRACTIVE GARDENS, PATIO AREA & DOUBLE GARAGE. AVAILABLE LATE APRIL. EPC RATING D. FEES APPLY.



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Millstream Meadow

Chudleigh

TQ13 0PG

£1,500 PCM

Ref: DSN4934

- * FRESHLY PAINTED AND BRAND NEW CARPETS * ENTRANCE HALLWAY * KITCHEN/BREAKFAST ROOM
- * UTILITY ROOM * LOUNGE * CLOAKROOM * DINING ROOM * FIVE BEDROOMS-TWO WITH EN-SUITE SHOWER ROOMS * FAMILY BATHROOM * FRONT & REAR GARDENS *
- * DOUBLE GARAGE & DRIVEWAY PARKING * AVAILABLE LATE APRIL * EPC RATING D * FEES APPLY *



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

FRESHLY PAINTED & BRAND NEW CARPETS**FRONT OF PROPERTY**

The front garden is laid to lawn and bordered by a flower bed stocked with various shrubs. A path leads from the drive to a storm porch over the front door. Outside light. A paved path leads around the side of the property, through a gate to the rear garden. To be freshly painted front and back.

ENTRANCE HALL

Double glazed front door with obscure double glazed side panel. Carpeted. Stairs rise to first floor. Radiator. Doors lead to lounge, cloakroom, dining room and kitchen.

DINING ROOM/PLAY ROOM 12' 10" x 11' 6" (3.91m x 3.51m) *into bay*

UPVC double glazed bay window with a front aspect. Wooden curtain pole. Radiator.

LOUNGE 17' 02" x 11' 07" (5.23m x 3.53m)

Carpeted. Feature York stone fire place with living flame gas coal effect fire. Two radiators. UPVC double glazed window with side aspect. White wooden double doors through to dining room. UPVC double glazed doors lead out through to the large conservatory.

CONSERVATORY 18' 07" x 12' 08" (5.66m x 3.66m)

UPVC double glazed conservatory with double doors to the rear and side. Laminate flooring. Two modern stainless steel radiators. Stainless steel wall lights with centre ceiling fan.

KITCHEN/BREAKFAST ROOM 16' 00" x 13' 11" (4.88m x 4.24m)

Spacious irregular shaped kitchen/breakfast room with three sets of UPVC double glazed windows with a rear aspect. A range of light wood wall and base units with roll top work surfaces. One and a half bowl stainless steel sink and drainer with chrome mixer tap. Beige stone effect tiled splash backs. Built in four ring gas hob. Built in double fan assisted oven. Integrated extractor hood. Integrated fridge/freezer. Large wall mounted mirror. Laminate wood flooring. Radiator. Door to the utility room.

UTILITY ROOM 8' 04" x 5' 03" (2.54m x 1.6m)

Matching wall and base units with roll top work surfaces. Stainless steel sink and drainer with chrome mixer tap. Beige stone tiled splash backs. Radiator. Laminate wood flooring. Obscure UPVC double glazed door to rear garden.

CLOAKROOM

UPVC double glazed window with obscure glass and with a side aspect. Low level W/C. Wall mounted hand wash basin with tiled splash backs. Radiator.

STAIRS AND LANDING

Carpeted. Radiator. Door to walk-in airing cupboard with hot water cylinder, slatted shelving and light. Doors lead to all bedrooms and the family bathroom.

MASTER BEDROOM 17' 00" x 11' 7" (5.18m x 3.53m) *including wardrobes and En Suite*

Spacious master bedroom with UPVC double glazed window with a front aspect. Wooden curtain pole. Radiator. Wooden fronted wardrobes with hanging rail and shelf above. Double doors lead to the en-suite shower room.

EN-SUITE SHOWER ROOM

Large fully tiled double shower cubicle with Mira Excel shower unit. UPVC obscure double glazed window. Low level W/C. Pedestal hand wash basin with tiled splash back. Extractor fan. Shaver point. Radiator.

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m)

UPVC double glazed window with a rear aspect. Radiator. Door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled corner shower cubicle with Mira Excel shower unit. UPVC obscure double glazed window with tiled sill. Low level W/C. Pedestal hand wash basin with tiled splash back. Radiator. Extractor fan. Shaver point.

BEDROOM THREE 11' 3" x 8' 5" (3.43m x 2.57m) *measurements include built in wardrobes*

UPVC double glazed window with a front aspect. Wooden curtain pole. Mirror fronted wardrobes with hanging rail and shelf above. Radiator. Carpeted.

BEDROOM FOUR 10' 4" x 8' 3" (3.15m x 2.51m) *measurements exclude built in wardrobes*

UPVC double glazed window with a front aspect. Built in mirror-fronted wardrobes with hanging rail and shelf above. Radiator. Carpeted.

BEDROOM FIVE/STUDY 10' 10" x 7' 8" (3.3m x 2.34m)

UPVC double glazed window with a rear aspect. Wooden curtain pole. Radiator. Carpeted.

FAMILY BATHROOM 7' 08" x 6' 11" (2.13m x 2.11m)

UPVC double glazed window with obscure glass. White Part tiled walls with white suite comprising low level W/C. Pedestal hand wash basin. Panelled bath with mixer tap and a hand shower attachment. Extractor fan. Shaver point. Chrome shaving mirror. Radiator. Large wall mounted mirror.

DOUBLE GARAGE 16' 8" x 16' 0" (5.08m x 4.88m)

Integral door to entrance hall. Two up and over doors. Power and light Obscure UPVC double glazed door with side aspect. Wall mounted Vaillant gas fired central heating boiler. Fitted shelving.

REAR GARDEN

Level enclosed south facing garden laid to lawn with flower and shrub borders. Paved patio area outside both sets of double doors, from the conservatory. There is a lower section of gently sloping lawn accessed via steps from the main garden. Fast running stream at the bottom.

N.B. Unsafe for small children or pets.

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.

