

A WELL PRESENTED AND SPACIOUS END OF CRESCENT THREE BEDROOM HOUSE LOCATED ON THE OUTSKIRTS OF TOTNES. BENEFITING FROM BEAUTIFUL GARDENS, EXTENSIVE VIEWS AND GARAGE. AVAILABLE MID SEPTEMBER. EPC RATING C. FEES APPLY.



15 The Bourtons

Newton Road

Totnes

Devon

TQ9 6LS

£1,015 PCM

Ref: DSN4563

\* ENTRANCE HALL \* CLOAKROOM \* LOUNGE/DINING ROOM \* KITCHEN \* THREE BEDROOMS \* EN-SUITE SHOWER ROOM \* FAMILY SHOWER ROOM \* GARAGE & PARKING \* GARDEN, TERRACE & STUNNING VIEWS \* AVAILABLE MID SEPTEMBER \* EPC RATING C \* FEES APPLY \*



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

## FRONT OF PROPERTY

The property is approached via a shared drive into the Bourtons. A private drive leads to the property and provides parking for a number of vehicles. Access to the garage. Pathway with a raised flower bed leads to the front porch.

## ENTRANCE HALL

UPVC two stained glass panelled front door leads into the entrance hallway. Cupboard housing gas fired central heating boiler. Concealed radiator. Stairs rise to first floor with storage cupboard under and shelving. Fitted doormat and carpet.

## DOWNSTAIRS CLOAKROOM

Suite comprising of a low level W.C. Wall-mounted wash hand basin. Part tiling to walls. Extractor fan. Light wood effect laminate flooring.

## LOUNGE AREA 15' 10" x 15' 3" (4.82m x 4.64m)

Large double glazed sliding patio doors with full length curtains and providing views over to Totnes and beyond. Two radiators. Carpeted. Archway to dining area.

## DINING AREA 10' 10" x 9' 3" (3.30m x 2.82m)

Radiator. Carpeted. Hatch to kitchen.

## KITCHEN 10' 4" x 8' 7" (3.15m x 2.61m)

A range of modern cream wall and base units with mottled grey work surfaces. One and half bowl stainless steel sink and drainer with chrome mixer tap. Built in double oven with gas hob and extractor hood over. Hotpoint Future free standing fridge. Hotpoint Future free standing freezer. (Landlord holds no responsibility for white goods). Tiled splash backs. Double glazed window with rear aspect. Linoleum flooring.

## STAIRS AND LANDING

Carpeted. Linen cupboard housing hot water cylinder with slatted shelving. Doors lead to bedrooms one, two, three and the bathroom.

## BEDROOM ONE 13' 9" x 13' 3" (4.19m x 4.04m)

Large double glazed window providing extensive views to Dartington and Totnes. Range of fitted wardrobes with hanging rail and shelving. Radiator. Carpeted. Door to the en-suite shower room.

## EN SUITE

Suite comprising shower cubicle with Mira Sport shower unit. Pedestal wash hand basin. Low level W.C. Double glazed window. Extractor fan. Central heating radiator. Part tiling to walls. Light wood laminate flooring

## BEDROOM TWO 10' 10" x 9' 6" (3.30m x 2.89m)

Double glazed window to rear aspect. Radiator. Carpeted.

## BEDROOM THREE 8' 7" x 8' 4" (2.61m x 2.54m)

Double glazed window. Built in wardrobes with hanging rail and shelving. Radiator. Carpeted.

## **FAMILY SHOWER ROOM**

Part tiled suite comprising large shower cubicle with Mira Sport shower unit. Pedestal wash hand basin. Low level W.C. Extractor fan. Radiator. Light wood laminate flooring.

## **GARDEN AND TERRACE**

South facing patio bordered by a rockery and shrubs. At the bottom of the garden is a communal graveled path.

## **SIDE OF PROPERTY**

Additional graveled parking area and a graveled garden with a tree and shrubs bordered by fencing. Large timber summer house at the side of the property.

## **GARAGE** 18' 3" x 8' 10" (5.56m x 2.69m)

Garage with an up and over door, power, light and water.

## **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.

