

A WELL PRESENTED THREE BEDROOM PROPERTY IN THE POPULAR LOCATION OF CHUDLEIGH KNIGHTON. BENEFITING FROM A REAR ENCLOSED GARDEN, SPACIOUS LOUNGE/DINER AND ONE ALLOCATED PARKING SPACE. AVAILABLE EARLY NOVEMBER. EPC RATING C. FEES APPLY



2

Church House Close

Chudleigh Knighton

Devon

TQ13 0RD

£699 PCM

Ref: DSN4715

*** ENTRANCE HALLWAY * LOUNGE * DINING ROOM * KITCHEN * THREE BEDROOMS * BATHROOM * REAR ENCLOSED GARDEN * ONE ALLOCATED PARKING SPACE * AVAILABLE EARLY NOVEMBER * 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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FRONT OF PROPERTY

To the front of the property there is one allocated parking space, a garden area with attractive shrubbery and a path leading to the front door.

ENTRANCE HALLWAY

UPVC double glazed wood effect front door leads into the entrance hallway. Stairs rise to first floor landing. Door to living room.

LIVING ROOM 13' 11" x 10' 8" (4.24m x 3.25m)

Wooden double glazed window with front aspect. Radiator. Wood effect laminate floor. Under-stairs storage area. White wooden fire surround. Arch into dining room.

DINING ROOM 9' 11" x 7' 8" (3.02m x 2.34m)

Wooden double glazed rear window and door, with a cat-flap, which gives access to the garden. Wood effect laminate flooring. Radiator. Archway into the kitchen.

KITCHEN 9' 10" x 6' 0" (2.99m x 1.83m)

A range of light wall and base units with wood effect work surfaces. White/cream tiled splashbacks. Stainless steel sink and drainer with chrome mixer taps. Inset 'Cata' brushed stainless steel electric oven and gas hob with a white extractor fan over. Plumbing and space for washing machine. Space for dishwasher. Space for tall fridge/freezer. Vaillant wall mounted combination boiler. Wooden windows with rear aspect. Wood effect laminate flooring.

STAIRS & LANDING

Loft access. Doors to all bedrooms and bathroom. Carpeted.

BEDROOM ONE 14' 2" x 8' 9" (4.31m x 2.66m)

Wooden double glazed window with wooden curtain pole, curtains and a front aspect. Double radiator. Carpeted.

BEDROOM TWO 10' 7" x 7' 3" (3.22m x 2.21m)

Wooden double glazed window with a curtain rail and a front aspect. Radiator. Carpeted.

BEDROOM THREE 8' 2" x 6' 6" (2.49m x 1.98m)

Wooden double glazed windows with a chrome curtain pole, curtains and a rear aspect. Radiator. Carpeted.

BATHROOM

White suite comprising of a low level W/C with chrome lever flush. Panelled bath with mixer shower over. Ceramic pedestal hand wash basin with chrome taps and vanity unit under. Extractor fan. Wooden double glazed window with obscure glass with side aspect. Radiator. Tile effect flooring.

REAR GARDEN

The enclosed rear garden is paved, graveled and surrounded by shrubs. a wooden fence and a brick wall. There is a storage shed and side 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 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.

