

**** HALF PRICE ADMIN FEES ** A THREE BEDROOM HOUSE IN THE POPULAR LOCATION OF KINGSTEIGNTON. BENEFITTING FROM ONE ALLOCATED PARKING SPACE AND ENCLOSED REAR PATIO GARDEN. AVAILABLE LATE JANUARY. EPC RATING D. FEES APPLY.**



28

Newcross Park

Kingsteignton

Devon

TQ12 3TJ

£725 PCM

Ref: DSN4847

**** HALF PRICE ADMIN FEES ** ONE ALLOCATED PARKING SPACE * ENTRANCE PORCH * LOUNGE * KITCHEN * THREE BEDROOMS * BATHROOM * ENCLOSED REAR PATIO GARDEN *
* AVAILABLE LATE JANUARY * EPC RATING D * FEES APPLY ***



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

**** HALF PRICE ADMIN FEES ** A THREE BEDROOM TERRACED HOUSE IN THE POPULAR LOCATION OF KINGSTEIGNTON. BENEFITTING FROM ONE ALLOCATED PARKING SPACE AND ENCLOSED REAR PATIO GARDEN. AVAILABLE LATE JANUARY. EPC RATING D. FEES APPLY.**

FRONT OF PROPERTY

There is a gravelled area with paving slabs which lead to the front porch.

ENTRANCE PORCH

UPVC entrance porch with fully glazed front door and side panels. Carpeted. Half glazed door into lounge.

LOUNGE 14' 6" x 13' 1" (4.42m x 3.98m)

New carpet. Freshly painted. UPVC window with curtain track and a front aspect. Stairs rise to first floor. Radiator. Fully glazed door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 12' 11" x 9' 2" (3.93m x 2.79m)

A range of attractive white Shaker-style wall and base units with dark wood effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Vinyl flooring. Freestanding cooker. Integrated extractor fan over. Plumbing and space for washing machine and separate tumble dryer. Space for tall fridge/freezer. Half glazed UPVC window and door to enclosed rear garden. Baxi wall mounted boiler.

STAIRS & LANDING

Freshly painted. Carpeted. Doors lead to bedrooms one, two and the bathroom. Door leads up to the attic room.

BEDROOM ONE 9' 9" x 9' 11" (2.97m x 3.02m)

Freshly painted. Carpeted. Inset cupboard with two hanging rails and a pine slatted shelf. UPVC double glazed window. Radiator.

BEDROOM TWO 11' 1" x 7' 2" (3.38m x 2.18m)

Freshly painted. Carpeted. Cupboard with pine slatted shelves. UPVC double glazed window. Radiator.

BATHROOM 7' 11" x 5' 4" (2.41m x 1.62m)

White suite comprising of panelled bath with antique style chrome mixer tap and hand held shower attachment. Glass and chrome shower screen. Pedestal hand wash basin with chrome taps. Dark wooden framed mirror above. Low level W/C with chrome push flush. Beige matt tiled splashbacks. Vinyl flooring. UPVC double glazed window with opaque glass. Chrome towel ring and chrome toilet roll holder.

STAIRS TO ATTIC ROOM

Lead from first floor landing via panelled door. Carpeted.

BEDROOM THREE/ATTIC ROOM 13' 0" x 12' 11" (3.96m x 3.93m)

Irregular shaped room. Carpeted. Two velux windows. One electric panel heater and one radiator. Eaves storage.

REAR GARDEN

Enclosed level patio with inset areas of gravel. Plastic storage container. Rear entrance via gate.

PARKING

Allocated parking space in the car park opposite and available on-street parking.

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.

