



Windsor Road

Torquay, TQ1 1SP

£1,200 pcm

- RECEPTION HALL
- SITTING ROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- PRIVATE GARDEN
- ALLOCATED PARKING
- UNFURNISHED
- EPC - C

Nestled on the slopes of the Warberries hillside and enjoying open views over Torquay and towards Dartmoor in the distance, this TWO BEDROOM BUNGALOW presents a perfect home for those seeking a desirable residential address tucked away from hustle and bustle yet within easy reach of amenities. The property is presented to a high standard throughout and benefits from a private garden and allocated parking to the rear of the property.

Local amenities of Babbacombe are positioned at the base of the hillside which include a selection of shops, eateries, Cary Parks, medical practice, church, and scenic Babbacombe Downs with shingle beaches below. A host of schools are also within a mile distance whilst Wellswood 'village' with its ambiance is easily accessible.

Regret no smokers. Two pets would be considered but the rent would increase to £1,220 pcm should this be agreed upon.

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COUNCIL TAX BAND

'C' - Torbay Council.

DEPOSIT

£1,380

DIRECTIONS

SAT NAV - TQ1 1SP. On leaving our office in St Marychurch turn right at the traffic lights onto Babbacombe Road, continue for approximately half a mile and turn right at the pedestrian crossing into Reddenhill Road. Continue through the shops, past the church and up the hill. At the end of Reddenhill Road you will reach the junction for Windsor Road. Turn left and the property will be found on the left hand side towards the top of the hill opposite Warberry Copse.

PERMITTED PAYMENTS & TENANT PROTECTION INFORMATION

Prior to the commencement of your tenancy (Payable to John Lake Lettings 'The agent'):-

Holding deposit: 1 week's rent.

Security deposit: 5 week's rent.

1 month's rent: Minus the holding deposit originally paid.

Please Note: The holding deposit is paid to reserve a property and will go towards the first month's rent should referencing be satisfactory. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





During the tenancy (Payable to John Lake Lettings 'The agent'):

Variation of contract: £50

Lost keys or other security devices: Payment of incurred costs of replacement loss of keys/security devices.

Unpaid rent: Payment of interest for the late payment of rent at a rate of 3% above the Bank of England Base Rate. This will not be levied until the rent is more than 14 days in arrears.

John Lake Gilt Edged Lettings Limited is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

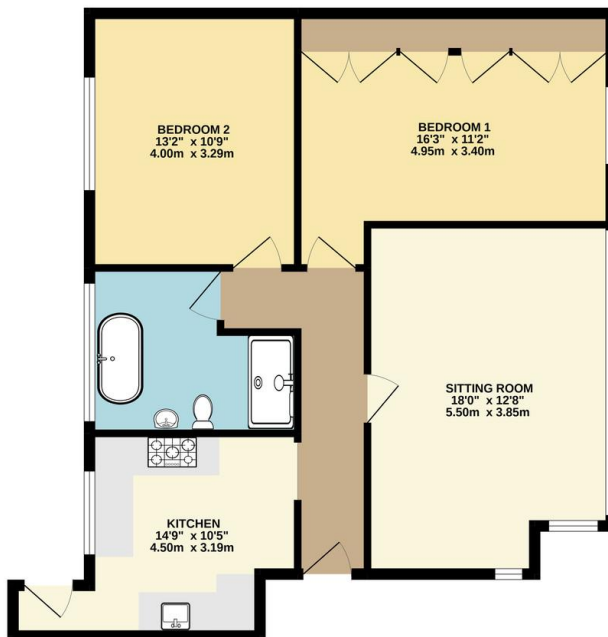
01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx ©2022



IMPORTANT John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

