Old Torwood Road

Torquay

£1,100 pcm

- WATER INCLUDED IN RENT
- LIFT & STAIR ACCESS
- SITTING/DINING ROOM
- KITCHEN
- 2 DOUBLE BEDROOMS (1 EN-SUITE)
- SHOWER ROOM
- GARAGE & VISITOR PARKING
- COMMUNAL GARDEN

Forming part of a respected purpose built development this PENTHOUSE APARTMENT benefits from generous room sizes and a large private balcony. The property is tastefully presented throughout and is also complemented by a garage with further visitor spaces and lawned communal garden.

Woodhaye Gardens is enviably set betwixt the popular amenities at nearby Wellswood with its village ambiance and Torquay's bustling harbourside and town centre. Local shops and restaurants at Lisburne are also just a short stroll away.

Regret no smokers or pets. Please note that water is included within the rent.

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COUNCIL TAX BAND
'E' - Torbay Council.

DEPOSIT
£1,265

DIRECTIONS
SAT NAV TQ1 1QW. From our office in St Marychurch, turn right at the traffic lights and follow the Babbacombe Road for approximately 3 miles passing the Palace Hotel and St Matthias Church at Wellswood on the left hand side. Continue towards Torquay's Harbourside and after passing Lower Warberry Road turn right into Old Torwood Road. Woodhaye Gardens will be found on the right hand side.

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)) withdraws 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.
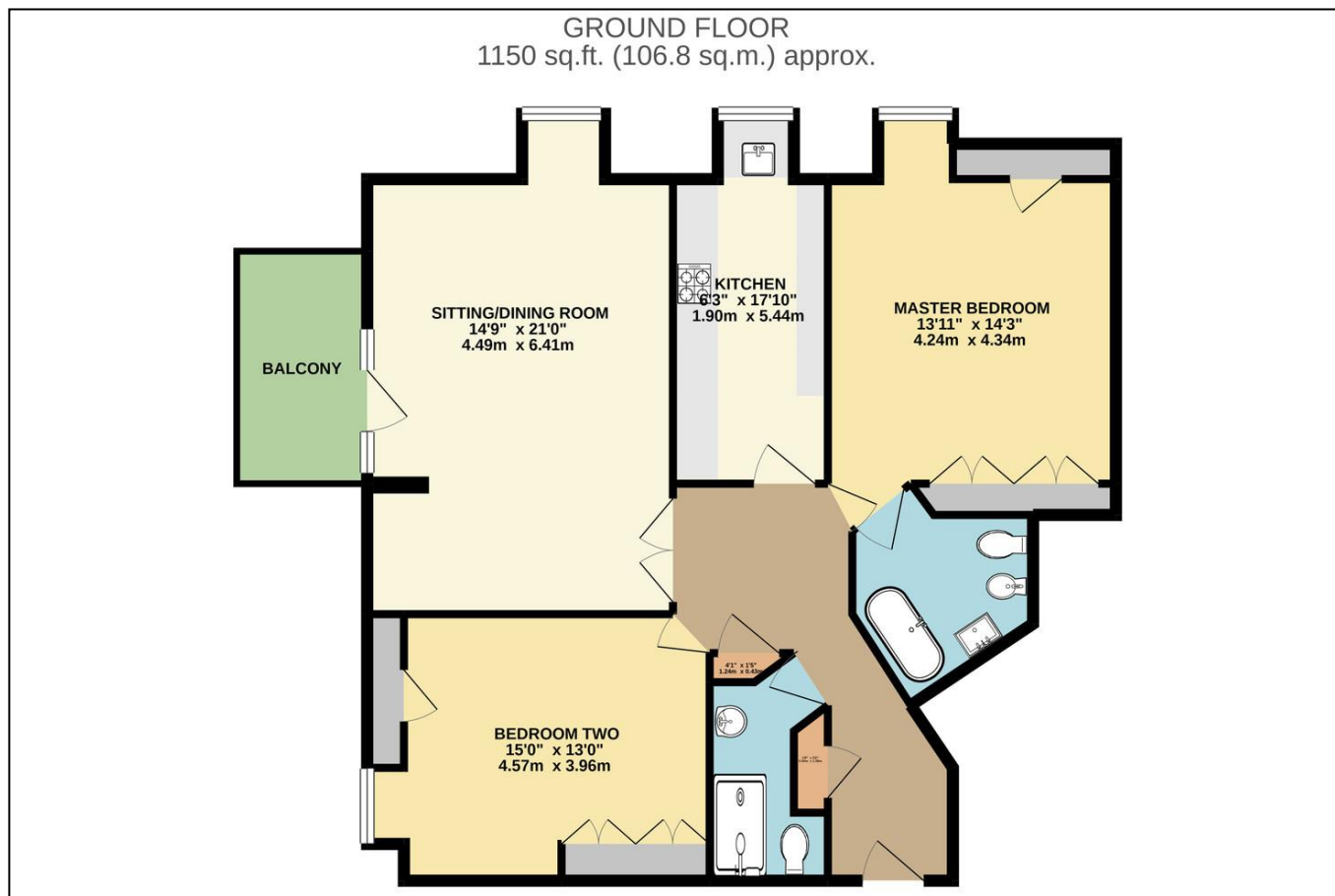
GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.

SITTING/DINING ROOM
14'9" x 21'0"
4.49m x 6.41m

BALCONY

KITCHEN
6'3" x 17'10"
1.90m x 5.44m

MASTER BEDROOM
13'11" x 14'3"
4.24m x 4.34m

BEDROOM TWO
15'0" x 13'0"
4.57m x 3.96m

4'1" x 1'5"
1.24m x 0.43m

The Property Ombudsman

NAEA
National Association of
Estate Agents

ARLA
Association of
Residential Letting Agents

NAVA
National Association of
Valuers and Auctioneers

johnlake.co.uk