



## 49 Shearwater Drive

The Willows, Torquay, TQ2 7TL

£995 pcm

- RECEPTION HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- 2 BEDROOMS (1 EN-SUITE)
- FAMILY BATHROOM
- PRIVATE GARDEN
- DRIVEWAY PARKING & GARAGE
- UNFURNISHED
- EPC - D

This END- TERRACED HOUSE stands within a desirable location on the popular Willows Estate and is tastefully presented throughout. The property benefits from a low maintenance sunny rear garden, two off road allocated parking spaces and a garage.

The Willows shopping district is within easy reach where a host of large chain stores can be found including Sainsbury's, Marks & Spencer, Boots and Next to name just a few. Torbay Hospital is also found nearby whilst the South Devon Highway can be joined easily for those commuting out of Torquay with links towards the regional cities of Plymouth, Exeter or beyond.

Regret no smokers. A single pet considered but the rent would increase to £1,015 should this be agreed upon.

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## **COUNCIL TAX BAND**

'C' - Torbay Council.

## **DEPOSIT**

£1,145.

## **DIRECTIONS**

SAT NAV: TQ2 7TL. From our office turn left onto Manor Road and drive down to the traffic lights bearing right into Westhill Road. Continue down the hill going straight over the two mini roundabouts into Hele Road. Carry along Hele Road and at the large roundabout turn right into Barton Hill Road then first left into Barton Hill Way. At the next roundabout turn left continuing down the hill and at the roundabout turn right onto Condor Drive. Continue along the road which will then merge into Shearwater Drive.

## **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.

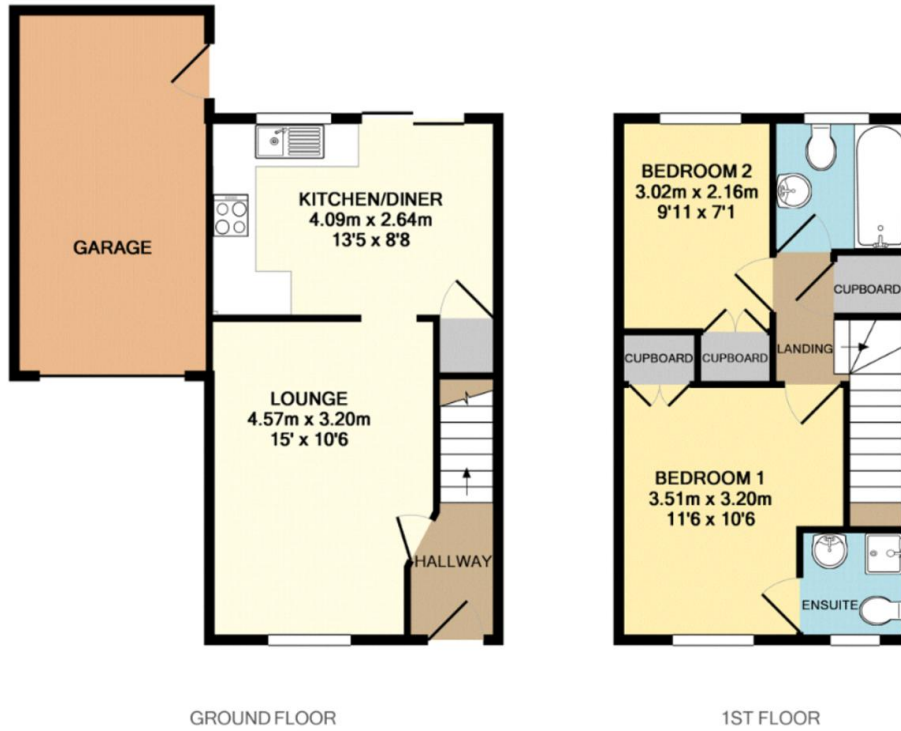
The Old Town Hall  
Manor Road  
St Marychurch,  
Torquay TQ1 3JS

### SALES

01803 328899  
property@johnlake.co.uk

### LETTINGS

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**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.

