



Silvan Lodge, Old Torwood Road

£1,100 pcm

Torquay, TQ1 1PN

- SITTING/DINING ROOM
- KITCHEN
- 3 BEDROOMS (1 EN-SUITE)
- FAMILY BATHROOM
- PRIVATE GARDEN
- ALLOCATED PARKING FOR 2 VEHICLES
- UNFURNISHED
- EPC - D

This character DETACHED COACH HOUSE is set back from the road in a peaceful location, yet enviably positioned betwixt the popular amenities at nearby Wellswood which retains a vibrant village ambiance and Torquay's bustling harbourside and town centre. Local shops and restaurants at Lisburne are also just a short stroll away.

The property is tastefully presented throughout and benefits from its own enclosed private garden and allocated parking for two vehicles.

Regret no smokers or pets.

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COUNCIL TAX BAND

'D' - Torbay Council.

DEPOSIT

£1,265.

Directions

SAT NAV TQ1 1PN. 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. Silvan Lodge 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)) 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.

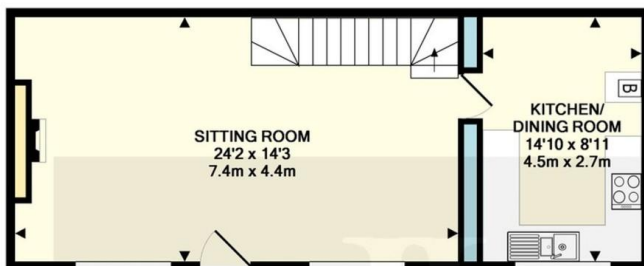
The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

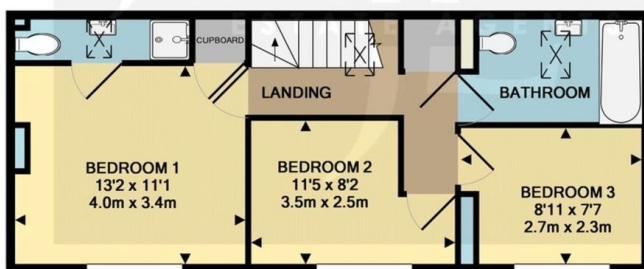
01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

