

61a Gestridge Road, Kingsteignton - TQ12 3EZ

£950 pcm

Ground Floor Apartment • Two Double Bedrooms • Lounge/Diner • Modern Kitchen • Newly Fitted Bathroom • Gas Central Heating • Large Storage Cupboard/Office • Allocated Parking Space • Close to Local Amenities • EPC Rating C


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the key to your home

Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street
Newton Abbot TQ12 2JL



This spacious two-bedroom apartment offers a modern kitchen featuring gas cooker and hob, stainless steel sink with mixer tap and space and plumbing for a fridge/freezer and washing machine. White base units and charcoal worktops offer plenty of cupboard space for all your cooking essentials.

The living room is spacious and offers high ceilings with a door taking you into the large storage room/office.

The two double bedrooms are large enough for all your relaxation and storage needs.

The newly-fitted bathroom consists of shower cubicle, low-level WC and wash hand basin, with neutral colour tiles covering the floor and walls.

NO PETS ARE CONSIDERED AT THIS PROPERTY

MEASUREMENTS

Lounge/Diner - 18'5 × 20'1 (5.61 × 6.11m)

Bedroom - 11'2 × 10'2 (3.40 × 3.09m)

Bedroom - 11'2 × 9'11 (3.40 × 3.02m)

Bathroom - 7'0 × 5'6 (2.13 × 1.67m)

USEFUL INFORMATION

Broadband Speed - Up to 1000Mbps (Ofcom.com)

EPC Rating C

Teignbridge Council Tax Band A (£1510 per year)

Gas, electric and water supplied

FEES

Based on rent of £950pcm

Holding deposit - £219

Deposit - £1096

FEES & DEPOSITS

Holding Deposit:

A holding deposit, equal to 1 weeks rent is payable at the start of the application. Successful Applications - any holding deposit will be offset against the Initial Rent, with the agreement of the payee.



Fees, payable in accordance with the Tenant Fees Act 2019:

- Default Fee for Late Payment of Rent Interest will be charged in line with the Bank of England's rate if a rent payment is more than 14 days overdue for each day the payment is outstanding.
- Replacement of Lost Keys/Security Device. The Tenant is liable for the cost of the replacement item.
- Change to the Tenancy Agreement A fee of £50 will be charged where the Tenant(s) requests a change to the Tenancy Agreement. For example, but not limited to a change of sharer or permission to keep a pet in the Property or permission to add a Permitted Occupier.
- End a Tenancy Within the Initial Fixed Term The Tenant is liable to pay for any reasonable costs incurred by the Landlord should the Tenant(s) wish to end the Tenancy within the initial fixed term.
- Breach of Tenancy Agreement The Tenant is liable for any reasonable costs or damage suffered by the landlord or Agent as a consequence of any breach of the Tenancy Agreement.

Deposit:

A deposit equal to 5 weeks rent. The deposit and first months rent is payable once the references have been passed and before the tenancy begins.



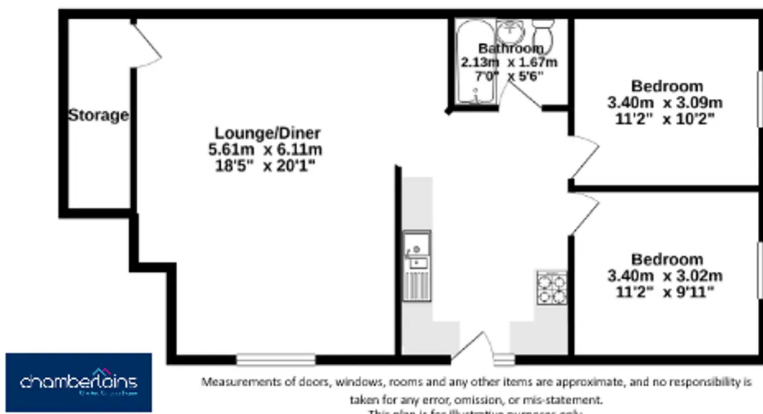
Spacious 2-bed apartment with modern kitchen, large living room, two double bedrooms, and newly-fitted bathroom. Rent: £950pcm. Fees and deposits apply. No pets allowed. EPC Rating C. Teignbridge Council Tax Band A. Broadband available. Gas, electric, and water supplied.

Council Tax band: A

Tenure: Freehold



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- Allocated Parking Space
- Close to Local Amenities
- EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	67	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	