



1 Hillingdon Gardens Hennapyn Road, Torquay, Devon
TQ2 6QR

A brand new 2 bedroom detached bungalow in a sought after location

Torquay Marina 1.4 Miles Totnes 10 Miles Exeter 21 Miles

- Elevated position
- South facing
- Front garden & rear courtyard
- Parking for 2 cars
- Open plan kitchen lounge diner with integrated appliances
- Gas central heating
- Available now
- Tenant fees apply

£1,200 Per Calendar Month

01803 866130 | rentals.totnes@stags.co.uk

DESCRIPTION

A brand new two bedroom detached bungalow in a sought after location, within walking distance of Cockington Village and the sea front. Fitted to a high specification, lounge/kitchen area with built in appliances including fridge freezer, dishwasher, oven and hob. Brand new fully fitted bathroom with over bath shower, chrome heated towel rail and light up mirror. Two good size bedrooms, front lawned garden, rear patio area and parking for two cars. Karndean wooden effect flooring throughout and electric Velux windows.

ACCOMMOATION

Steps up from the front parking area to the front door. **ENTRANCE HALL:** a wide hallway with a large built-in cupboard housing the gas combination boiler and plumbing for a washing machine and space for a condensing tumble dryer. **OPEN PLAN KITCHEN LOUNGE DINER:** A bright and spacious room with a vaulted ceiling incorporating electric Velux windows for extra light and ventilation. To the lounge dining area there are double doors open onto the Juliette balcony which has a beautiful South Facing view over the front garden and parking area and towards the bay. To the kitchen area it is fitted with modern base and wall units with integrated appliances which includes; fridge freezer, dishwasher, electric hob and oven. The worksurfaces extend out into the lounge area creating a breakfast bar and there are two breakfast bar stalls. There is another sash window to the kitchen area with an open outlook. **BEDROOM 1:** Positioned to the rear of the property with an outlook over the rear courtyard. A double room with TV point. **BEDROOM 2/Study:** A window overlooking the rear courtyard. TV point. Could be used as an office space as well as another bedroom. **BATHROOM:** Comprising of a modern white suite with WC, P-shaped bath with shower over and wash hand basin built in to a vanity unit below and a light up mirror above. Heated ladder style radiator.

OUTSIDE

FRONT GARDEN: To the front of the property there is an area of law which benefits from a Southerly aspect and an open outlook. **REAR COURTYARD:** Enclosed by fencing and a wall with a raised border to two sides and laid with patio tiles. **PARKING:** A paved driveway provides access to the parking area which provides parking spaces for 2 cars. There is outside lighting. The parking area provides parking for two other properties.

SERVICES

Mains electric, gas, water and drainage. Gas central heating. Virgin broadband cables already installed and ready to set up at the property. Council tax via Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

DIRECTIONS

From the Stags Torquay office proceed along the seafront towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and pass under the bridge continue along this road and at the miniature roundabout turn right and then first right into Hennapyn Road. The property can be found on the left hand side.

SITUATION

The property is situated within walking distance of Cockington and the sea front. The idyllic village of Cockington is hidden in a valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and plenty of recreational facilities. Cockington is often referred to as the most beautiful village in England, and is the epitome of the chocolate box postcard English village. With more than its fair share of thatched houses, a lovely old pub, village shops and local businesses, Cockington is really somewhere very different. Surrounded by Torquay, it retains its individuality and rural charm. This is a unique opportunity to live in a country paradise, yet only a short distance from the centre of one of England's favourite resorts, and within walking distance from the beach.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available immediately. **RENT:** £1200.00 pcm exclusive of all charges. Where the agreed let permits pets the rent will be £1260.00 pcm. **DEPOSIT:** £1384.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) 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 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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 65.9 sq m / 709 sq ft

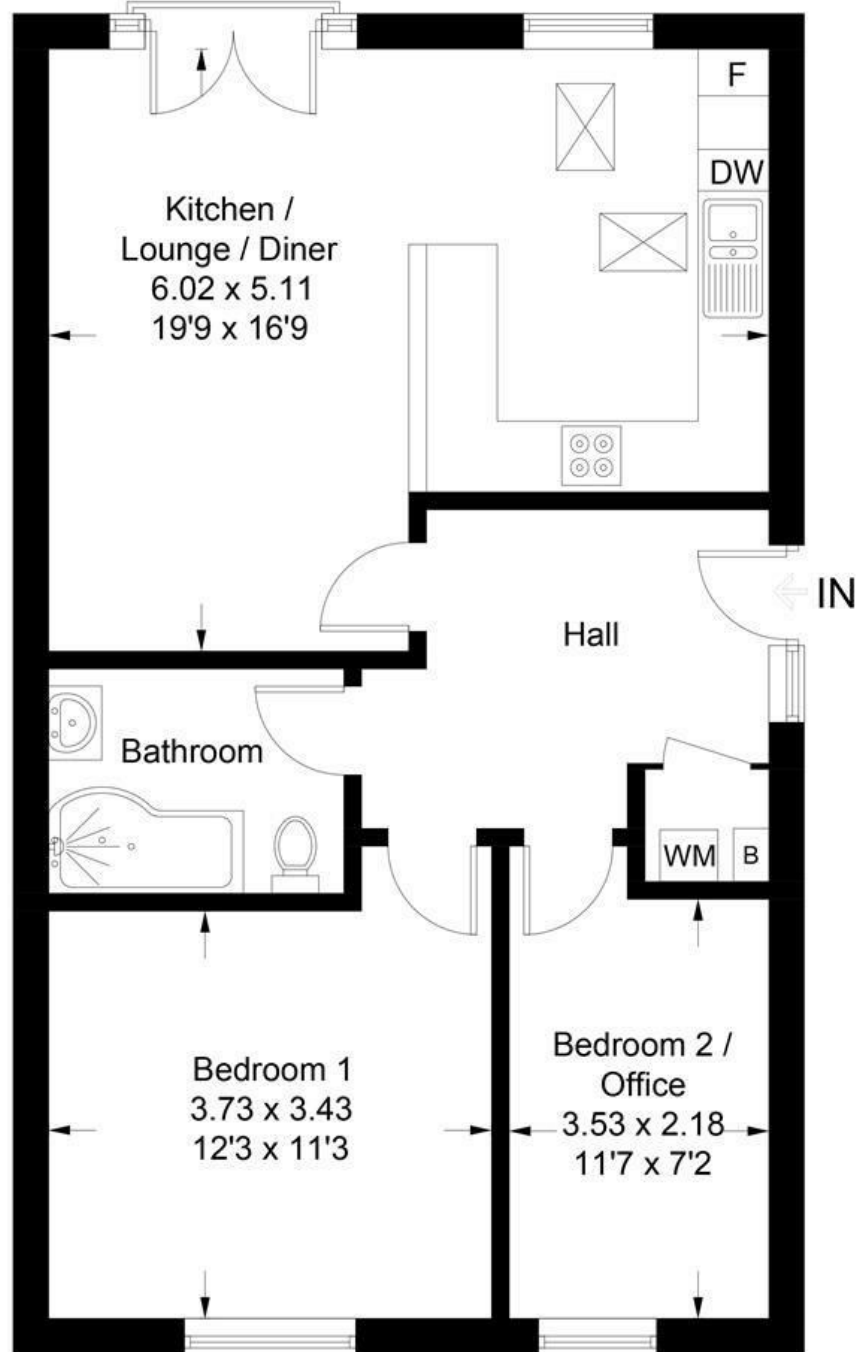


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID708144)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
 01803 866130
 rentals.totnes@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
392 plus	A		95
321-391	B		
212-320	C		
155-211	D		
121-154	E		
81-120	F		
35-80	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	
England & Wales			