



STAGS

12 Howton Lane, Newton Abbot, Devon,
TQ12 6NH

Three bedroom attached house in semi rural location.

Newton Abbot 3 miles A38 3.5 miles Exeter 17 miles

- Semi rural location • 3 bedrooms • Generous garden • A38 accessible • Kitchen/breakfast room • Bathroom • Available End Of July • Tenant fees apply •

£995 Per calendar month

EPC Band C

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

SITUATION

The property is located in a semi rural area within 5 minutes drive of the A38 Devon Expressway and enjoys rural views to front and rear.

ACCOMMODATION

Refurbished in 2015 is this 3 bedroom semi detached house in semi rural location, within five minutes drive of the A38 Devon Expressway. Kitchen/breakfast room, bathroom, garden to front and rear. Unfurnished. Private sewerage and mains water charges paid to Landlord. Available end of July for an initial 12 month tenancy. EPC Band C. Tenant fees apply.

SITTING ROOM

Double aspect, 2 x radiators.

KITCHEN/BREAKFAST ROOM

Fitted with wall and base units, stainless steel sink and drainer, breakfast bar, plumbing for washing machine or dishwasher (additional plumbing in outside storage cupboard) central heating boiler.

STAIRS TO FIRST FLOOR

BEDROOM 1

Double aspect room with radiator and built in wardrobe.

BEDROOM 2

Front aspect room with radiator and 2 x built in cupboards.

BEDROOM 3

Rear aspect room with radiator.

BATHROOM

Modern suite with electric shower over bath.

EXTERNAL

The property benefits from a small front garden and a generous rear garden. There is a storage area to the rear of the property.

SERVICES

Mains gas and electricity. Water and sewerage charges are paid direct to the Landlord in addition to the monthly rent at £65.00 per calendar month. Council Tax Teignbridge Council 01626 361101 Band C.

DIRECTIONS

Leave the A38 Devon Expressway at Goodstone junction and follow the signs for Newton Abbot (A383). Continue on this road for approximately two and a half miles and the entrance to Seale Hayne will be found on the left. Follow the road down and around to the left. Number 12 will be found on the left in the first crescent shaped development that you come to.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available end of July. RENT: £995.00 pcm exclusive of all charges. Children/pets considered. DEPOSIT: £1148.00 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.

TENANT 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.





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



@StagsProperty



@StagsLettings

