



13 Poppy Close, Newton Abbot, Devon TQ12 1SY

A well presented 2 bedroom semi-detached house, with allocated parking for up to 2 cars, in a popular location on the outskirts of Newton Abbot. Pets by negotiation. EPC Band: C. Tenant fees apply.

Torbay 10 Miles | Exeter 17 Miles | Totnes 10 Miles

- 2 Double Bedroom Semi-Detached House
- Modern kitchen
- Modern bathroom with shower over
- Private Garden
- Allocated Parking For Up To 2 Cars
- Council Tax Band: B
- Pet By Negotiation
- 12 Months Plus
- Deposit: £1,096.00
- Tenant Fees Apply

£950 Per Calendar Month

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



DESCRIPTION

A well presented 2 bedroom semi-detached house, with allocated parking for up to 2 cars, in a popular location on the outskirts of Newton Abbot. Pets by negotiation. EPC Band: C. Tenant fees apply.

SITUATION

Poppy Close is a popular road within a extremely sought after area on the outskirts of the market town of Newton Abbot. Newton Abbot is a bustling market town full of interest and with a range of shops and recreational facilities. There is a mainline railway station with direct links to London Paddington. Newton Abbot allows easy communication with the rest of the country, the A38 Devon expressway is approximately 2 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 motorway network beyond.

For outdoor enthusiasts Newton Abbot is perfectly situated with access to pony trekking and walking opportunities on rugged Dartmoor, excellent beaches and boating facilities on the Teign Estuary and at the coast at Labrador Bay and several highly regarded golf courses at Stover, Teign Valley, Dainton Park and Bovey Castle.

ACCOMMOATION

GROUND FLOOR

A couple of steps up to access the front door.
ENTRANCE HALL: Cloaks cupboard, thermostat, radiator and door to;- WC: Window to the front, low level WC and pedestal wash hand basin and radiator.
KITCHEN: Comprising of a modern range of base and wall units with a window overlooking the front and grassland in front. Space for fridge/freezer and washing machine. Gas hob with electric oven and extractor fan above. Sink with drainer below the window.
LOUNGE/DINER: a good size room with a window to the rear aspect and double doors allowing access to the garden and parking. Radiator and stairs rising to:-

FIRST FLOOR LANDING

BEDROOM ONE: Situated to the rear of the property with two windows overlooking the garden and parking. Radiator and alcove ideal for wardrobes. BEDROOM TWO: Situated to the front with a window over looking the green space opposite. Built-in wardrobe and radiator. BATHROOM: Obscure window to the front, panelled bath with electric shower over, WC and pedestal wash hand basin. Chrome ladder style radiator.

OUTSIDE

To the rear is an enclosed lawned garden with patio area, summer house/shed and steps leading to gate access to the allocated parking for up to two cars.

SERVICES

Mains electric, gas, water and drainage. Council tax band B: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

Heading out of Newton Abbot, on the Ashburton Road towards the new builds, take the first right hand turn, just after the car wash, on to Meadow Rise. Continue straight ahead/left onto Thistle Close and at the end of the road turn left on to Larkspur Drive and then second left on to Poppy Close. The property can be found on the left hand side just before Vetch Place.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished. RENT: £950.00 pcm exclusive of all charges. Pets might be considered. Where the agreed let permits pets the rent will be £1,000.00 pcm. DEPOSIT: £1,096.00 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.

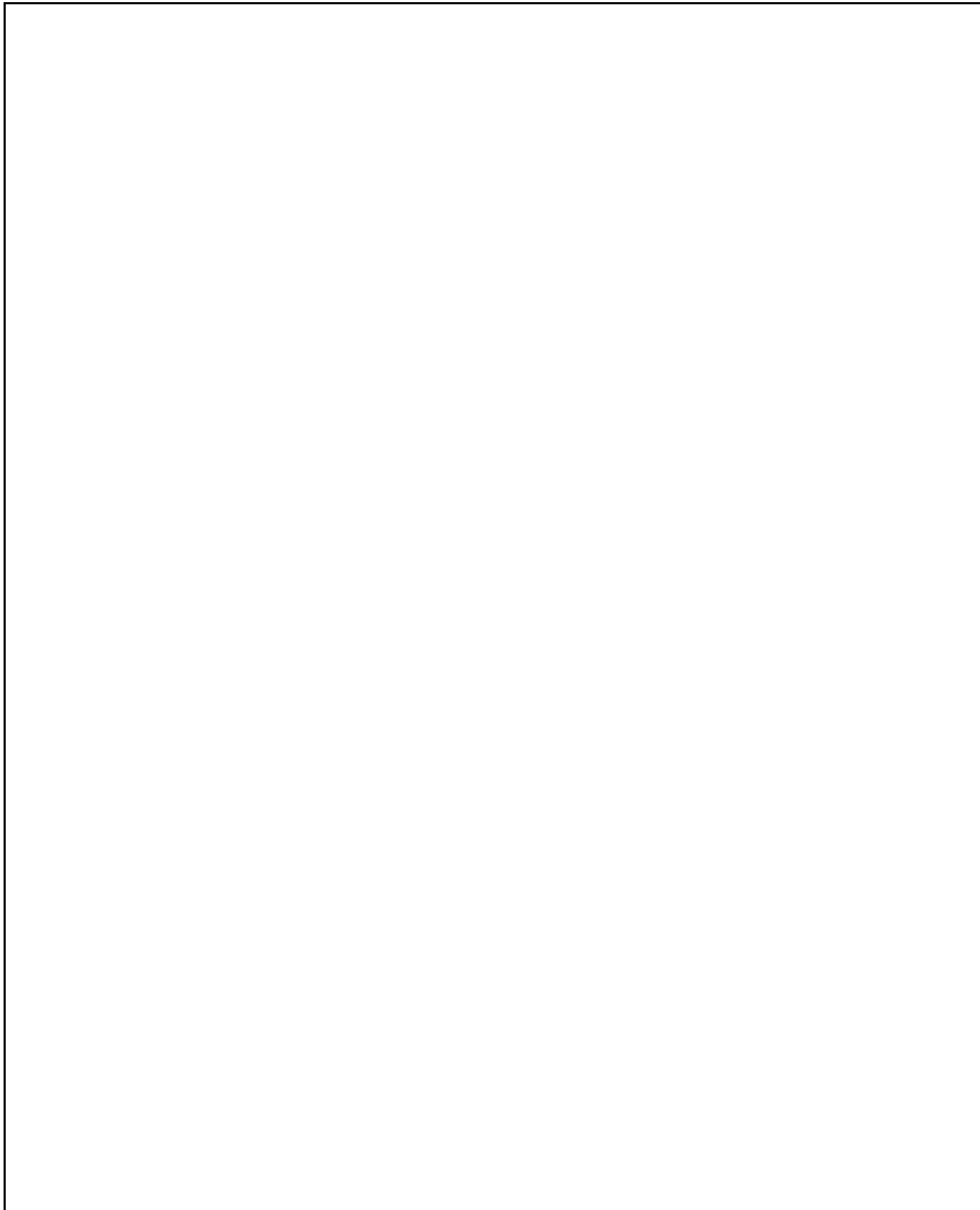
HOLDING DEPOSIT & TENANT FEES

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.





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



@StagsProperty

