3, Falkland Drive, Kingsteignton
Newton Abbot, TQ12 3RH



One bedroom well presented end terraced house in the popular and desirable area of Kingsteignton just a short drive from Newton Abbot, and 15 miles approximately from Exeter City. Allocated parking space and rear garden. EPC Rating D.

Available Late April 2025

Monthly Rent of £725

THE ACCOMMODATION COMPRISES:

Hallway
Double glazed front door. Smoke detector. Ceiling light. Window to front elevation. Power point. Light switch. Telephone point. Cupboard housing consumer unit.

Kitchen 7' 3" x 5' 10" (2.20m x 1.78m)
Double glazed window to side elevation. Blind over. Vinyl flooring. Ceiling light. Heat detector. Formica roll top edged work surfaces with white tiled splashback. Good range of wall and base units. Stainless steel sink and drainer with chrome mixer tap. Electric cooker with extractor above. Fridge. Washing machine. Light switch.



Living Room 12' 2" x 12' 0" (3.70m x 3.65m)
Double glazed window to side elevation. Curtain pole and curtains over. Double glazed door to garden. Ceiling light. Understairs cupboard. Power points. TV point. Telephone point. Night Storage Heater. Carpet.



First Floor Landing
Stairs from hallway to First Floor Landing. Loft hatch. Ceiling light. Smoke detector. Power point. Light switch. Large cupboard with light. Isolator switch for shower.

Bathroom 5' 10" x 6' 2" (1.79m x 1.89m)
Double glazed window to side elevation. Blind over. Ceiling light. Extractor fan. Light switch. Shower pull cord. Vinyl floor covering. Low level WC. Pedestal wash hand basin. Bath all in white with chrome furniture. Electric shower over bath with pole and curtain. Chrome towel rail.



Bedroom 13' 0" x 8' 9" (3.97m x 2.67m)
Double glazed window to side elevation. Curtain track and curtains. Large built-in wardrobe. Separate storage cupboard. Ceiling light. Power points. Brown carpet



Outside
To the side of the property is a two tiered garden laid to lawn. There is a gate to the side of the property. Off road parking space to the side of the garden



Additional Information

Deposit £725

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band A

Suitable for either a single or professional couple

Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0

Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Energy Performance Certificate

HM Government

3, Falkland Drive, Kingsteignton, NEWTON ABBOT, TQ12 3RH

Dwelling type:	End-terrace house	**Reference number:**	0658-3005-6264-6601-3944
Date of assessment:	05 April 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	06 April 2019	**Total floor area:**	43 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

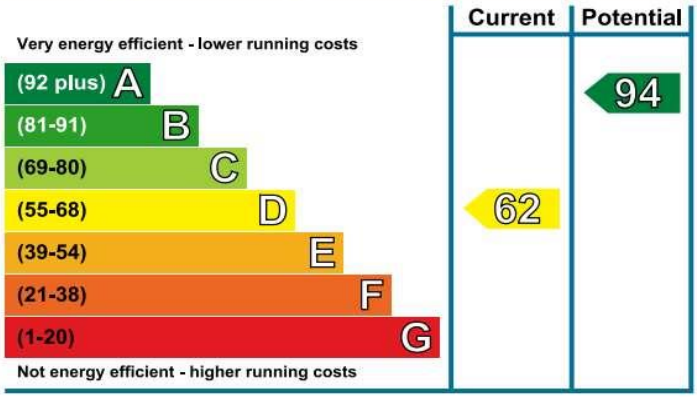
Estimated energy costs of dwelling for 3 years:	**£ 1,989**
Over 3 years you could save	**£ 942**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	You could save £ 942 over 3 years
Heating	£ 1,146 over 3 years	£ 666 over 3 years	
Hot Water	£ 708 over 3 years	£ 246 over 3 years	
Totals	**£ 1,989**	**£ 1,047**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 465

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.