




**HOWARD
DOUGLAS**

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8 Howton Lane, Seale Hayne, Newton Abbot, Devon TQ12 6NH

A freshly decorated and carpeted three bedroom end of row house
with good sized garden

Living Room	Second Reception Room	Kitchen-Diner	Utility	Three Bedrooms
Bathroom/WC	Large Lawned Garden	End Of Row	EPC - C	

£1,450 pcm



Sales | Lettings | Commercial | Land | Valuations for Probate



Situation & Description

Howton Lane is situated on the rural outskirts of the South Devon market town of Newton Abbot within a few minutes drive of the town centre and the A38 for Exeter and Plymouth.

8 Howton Lane is an end of row house with well modernised three bedroomed accommodation with full gas fired central heating and double glazing.

The house is newly neutrally decorated and carpeted and has a generous sized lawned garden and countryside views.

Council Tax Band: Band C at the time of preparing these particulars (Teignbridge District Council)

Deposit: £1,670

Holding Deposit: £330

Parking options: Off Street

Garden details: Enclosed Garden, Rear Garden

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Lobby

Canopied exterior porch. Courtesy light. Entrance door.

Living Room

13'9" x 11'2" with double glazed window to the front aspect. Radiator. TV point. Telephone point.

Second Reception Room

12'10" x 9'6" with double glazed windows to the front and rear aspects. Radiator.

Kitchen-Dining Room

21'10" x 9'10" with window and door to the rear outside, plus side window. Range of cream fronted kitchen units with roll edged work tops and stainless steel sink. Plumbing for washing machine. Point for electric cooker. Ceiling spotlights. Radiator. UTILITY ROOM

First Floor Landing

Approached via stairs from the entrance hall. Doors off to..

Bedroom 1

12'10" x 9'6" with windows to the front and rear aspects. Radiator.

Bedroom 2

14'1" x 6'7" with window to the front aspect. Radiator.

Bedroom 3

10'10" x 8'2" with window to the side aspect. Radiator.

Bathroom/WC

White suite of bath with electric shower over, wash basin and WC. Window.

Outside

The property stands on a good sized end plot with lawned areas of garden to the front, side and rear.

Broadband/Mobile Phone Coverage/Suppliers

Broadband and mobile phone services are available at this address. However, Howard Douglas is unable to verify or recommend specific providers. Please visit Ofcom Checker for Suppliers/Speeds/Coverage etc.

Letting Information

To Let - Unfurnished

Rent- £1,450 pcm - includes £55 contribution to water/sewerage charges

Holding Deposit - 1 Weeks rent £330

Damage Deposit - 5 weeks rent £1,670

Available - Now

Strictly No Smokers Please

Utilities

Mains Services Include:

Gas- Gas central heating
Electric

Private Services:

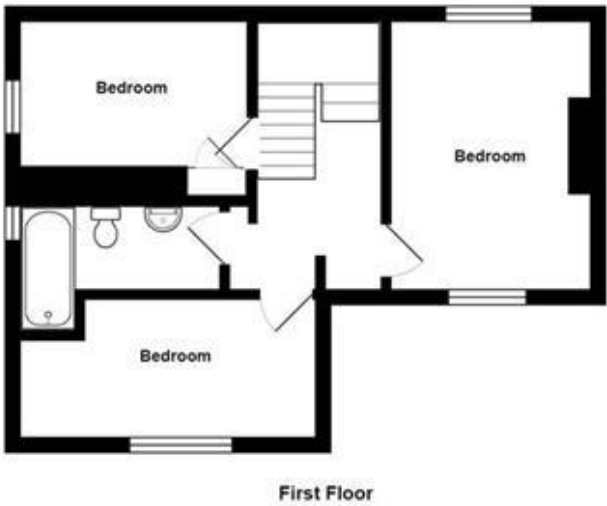
Water/Sewerage - private supply and drainage

Tenancy Fees When You Apply For A Tenancy

In order to secure this property you will be required to pay a holding deposit of £100 including VAT (or a sum equivalent to one week's rent, whichever is the greater). Please copy the link below in your browser for more information.

<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3AAscds%3AUS%3A1aa7c926-09fa-4420-b9bf-6fff215453fc>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

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