



## 25 Grosvenor Road

Paignton, TQ4 5AZ

£875 pcm

- SITTING ROOM
- KITCHEN
- 2 BEDROOMS (1 EN-SUITE)
- BATHROOM
- CLOAKROOM
- SPACIOUS ATTIC STORAGE
- PRIVATE COURTYARD GARDEN
- UNFURNISHED
- EPC - C

This tastefully presented modern TWO BEDROOM TOWNHOUSE has benefitted from redecoration throughout and new carpets whilst also boasting off road parking and a private courtyard garden.

Grosvenor Road is conveniently placed close to the centre of Paignton betwixt the coastal towns of Torquay and Brixham whilst Exeter and Plymouth are equally accessible, together providing an array of leisure activities, picturesque beaches and wide range of shopping.

Regret no smokers or pets.

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## **COUNCIL TAX BAND**

'C' - Torbay Council.

## **DEPOSIT**

£1,000

## **SAT NAV**

TQ4 5AZ.

## **PERMITTED PAYMENTS & TENANT PROTECTION INFORMATION**

Prior to the commencement of your tenancy (Payable to John Lake Lettings 'The agent'):-

Holding deposit: 1 week's rent.

Security deposit: 5 week's rent.

1 month's rent: Minus the holding deposit originally paid.

Please Note: The holding deposit is paid to reserve a property and will go towards the first month's rent should referencing be satisfactory. This 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 or misleading 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).







During the tenancy (Payable to John Lake Lettings 'The agent'):

Variation of contract: £50

Lost keys or other security devices: Payment of incurred costs of replacement loss of keys/security devices.

Unpaid rent: Payment of interest for the late payment of rent at a rate of 3% above the Bank of England Base Rate. This will not be levied until the rent is more than 14 days in arrears.

John Lake Gilt Edged Lettings Limited is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

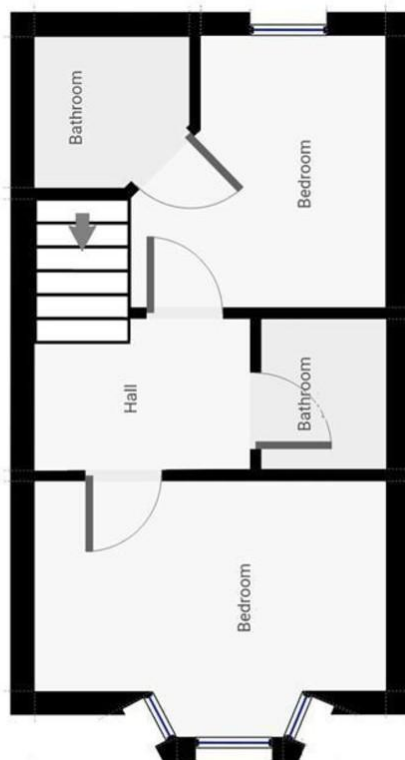
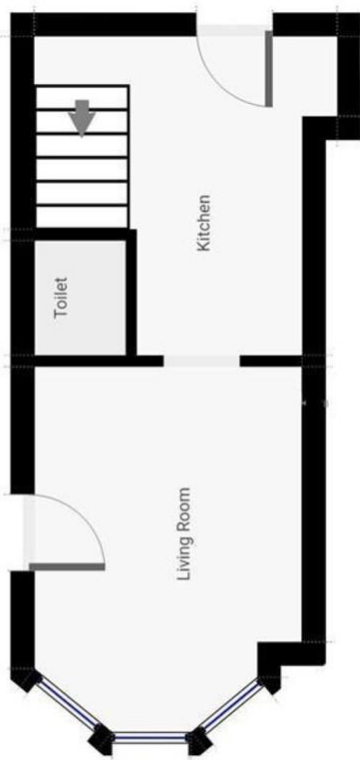
The Old Town Hall  
Manor Road  
St Marychurch,  
Torquay TQ1 3JS

### SALES

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### LETTINGS

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**IMPORTANT** John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

