



## Cavendish Court, 4 St. Andrews Road

Paignton, TQ4 6HA

£850 pcm

- MAISONETTE
- BACKGROUND GAS CENTRAL HEATING & WATER INCLUDED IN RENT
- RECEPTION HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- DOUBLE BEDROOM
- SHOWER ROOM
- CLOAKROOM
- PRIVATE COURTYARD GARDEN
- GARAGE & ALLOCATED PARKING

This SPACIOUS ONE BEDROOM MAISONETTE forms part of a select development comprising of just six apartments. The property is presented in clean and tidy order with neutral colour schemes and GENEROUS ROOM SIZES THROUGHOUT whilst also benefitting from its own ground floor private entrance, a private garden, garage and allocated parking space for one vehicle.

St. Andrews Road is conveniently located just a 5 minutes level walk to both the seafront and Paignton town center. Paignton sits between 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. Please note that background central heating and water is included within the rent.

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## **EPC**

'E'.

## **COUNCIL TAX BAND**

'TBC' - Torbay Council.

## **DEPOSIT**

£980.

## **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**

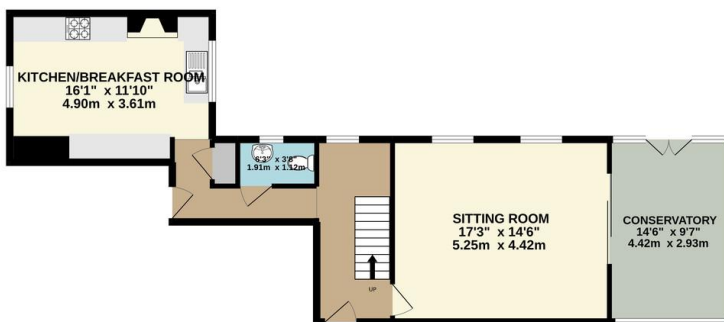
01803 328899  
 property@johnlake.co.uk

**LETTINGS**

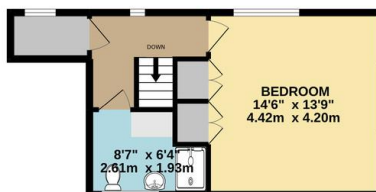
01803 328811  
 office@johnlakelettings.co.uk



GROUND FLOOR  
 720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
 355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used for such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

