

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. No energy efficiency rating is available for this property. The measurements do not include any areas for stairs or attics. Potential buyers/tenants are advised to recheck the measurements prior and potential buyers/tenants are advised to recheck these measurements to ensure their accuracy, they should not be relied upon to ensure their accuracy.

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149 WINNER STREET
PAIGNTON, TQ3 3BP

£900 PCM

A Mews Style contemporary home ideally situated for access to the Town Centre with hall of its Shops and Amenities. Reverse level design with roof top balcony/terrace. The property benefits from 2 bedrooms, open plan living area with a quality fitted kitchen with built in oven and hob at one end, a 4 piece bathroom is complete with family bath and separate shower cubicle. Other benefits include grey coloured aluminium double glazed sash windows and gas central heating. Viewing highly recommended.



Modern Mews Style Home | Reverse Level | 2 Bedrooms | Open Plan Living Area | Quality Fitted Kitchen | Gas Central Heating | Double Glazing | Roof Terrace | Close to Town & Amenities | Ready To Rent

**ACCOMMODATION**

Part obscure glazed entrance door to :-

ENTRANCE HALLWAY

Wood effect flooring. Double central heating radiator.

BEDROOM 1

13' 1" x 12' 9" (4.00m x 3.90m) Aluminium sash matte grey double glazed window. Double central heating radiator.

BEDROOM 2

10' 0" x 8' 9" (3.05m x 2.67m) Small built-in cupboard. Central heating radiator. Aluminium sash matte grey double glazed window. Wood effect flooring.

BATHROOM

8' 9" x 3' 6" (2.68m x 1.084m) Quality suite comprising:- Panelled bath. Fully tiled shower cubicle with chrome fittings and glass door with mains shower. Pedestal wash hand basin. Low level W/C. Chrome heated towel rail. Extractor fan. Tiling.

LOUNGE AREA

13' 5" x 12' 5" (4.10m x 3.80m) Vaulted high ceilings with double glazed French doors onto the roof terrace. Open plan to:-

KITCHEN AREA

12' 3" x 12' 5" (3.75m x 3.80m) Comprehensive range of quality grey coloured wall and floor mounted unit kitchen units. Contrasting work surface. 1.5 bowl sink. Fitted oven and hob with cooker hood over. Wall mounted combination gas boiler for central heating and domestic hot water. Aluminium sliding sash matte grey double glazed windows. Double central heating radiator. Spotlights. Metro style tiling.

OUTSIDE

Roof Terrace/Balcony.

AGENTS NOTES

Initially offered on a 12 month AST basis. Council Tax Band B. All mains services are connected. To move in you will need good all around references including credit and current landlords plus 1 Months Rent of £900 and a Deposit of £1030.46. Open reach says that fibre Broadband is available in the street.

