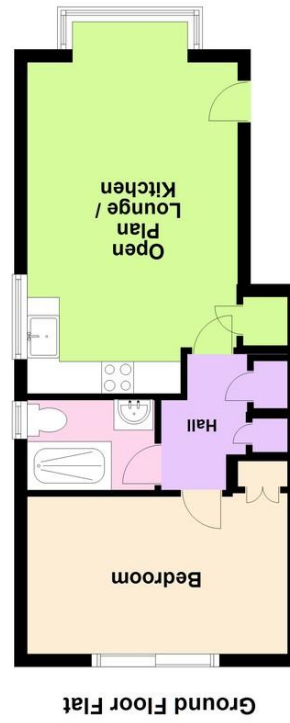





This plan is to be used only as an indication of the floor layout and is not to scale.  
Plan produced using PlanUp.



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**6 CHRISTINE COURT**  
FISHER STREET, PAIGNTON, TQ4 5EP

**£800 PCM**

A COMPACT ground floor flat conveniently located close to Paignton Town centre and all its amenities to include shops, the bus station, train station and a level walk to Paignton seafront and its picturesque Harbour side. Comprising open plan lounge/ kitchen, double bedroom and a bathroom. Benefiting from double glazing, night storage heating, sunny rear garden and an allocated off road parking space. Call to View!

## 6 CHRISTINE COURT

COMPACT Purpose Built Flat | Ground Floor | Open Plan Lounge / Kitchen | Double Bedroom | Refitted Shower Room | Night Storage Heating | Sunny Rear Garden | Allocated Parking Space | Close to Town |



### ACCOMMODATION

Communal front door leads through to :-

### COMMUNAL ENTRANCE HALLWAY

Circuit breaker box. Front door to number 6.

### LIVING ROOM / KITCHEN

15' 3" x 10' 9" (4.65m x 3.28m) Coving to ceiling. Deep silled double glazed bay window to the front. Night storage heater. Television point. Telephone point. Larder cupboard with shelving and lighting. Double glazed window to the side. Refitted with a range of modern wall and base units and drawers with worktops over with tasteful tiled splashbacks. Space for under unit fridge. Space and plumbing for washing machine. Integrated electric oven and hob with hood over. Sink with mixer tap and hot water spout.

### INNER HALLWAY

Cupboard with hot water cylinder and controls for hot water. Further cupboard with hanging rail and shelving. Tiled floor. Doors through to

### SHOWER ROOM

Completely refitted it now comprises an oversized glazed shower cubicle with sliding door, sink set within a useful vanity unit and low level WC. Obscure double glazed window to the side. Heated towel radiator. Tiled walls and floors. Extractor fan.

### BEDROOM

14' 4" x 8' 0" (4.39m x 2.46m) Coving to ceiling. Double glazed patio doors leading to the rear garden. Night storage heater. Telephone point. Built in double wardrobe with hanging rail and shelf above.

### OUTSIDE

Sunny, secure rear garden which is laid to paving slabs and astro turf. Close board fencing. Gate giving access to the allocated parking for one car.

### AGENTS NOTES

The property is Council Tax Band A. We are told mains electricity water and drainage are available. Prospective tenants must have good references and be able to show a gross earned income of circa £24000 per annum. First months rent of £800 plus a deposit of £923.07 will be required to start the tenancy.

## 6 CHRISTINE COURT

