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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 purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating	
Potential	Current
80	80

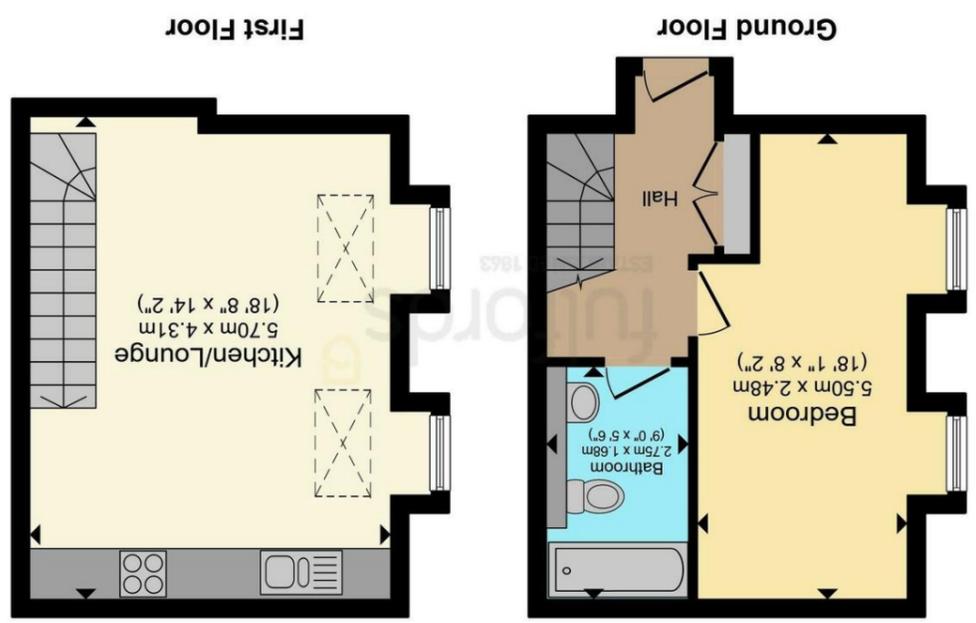
England & Wales
 EU Directive 2002/91/EC
 www.epcau.com

Very energy efficient - lower running costs
 (92+) 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

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Total floor area 49.9 sq.m. (537 sq.ft.) approx
 This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



2 ST JOHNS, DARTMOUTH ROAD
PAIGNTON, TQ4 5FA **£865 PCM**

St Johns is a unique, bespoke development of just 4 homes. Reverse-level open plan living room/ kitchen features vaulted ceilings, arched windows, original wooden roof trusses, metalwork and floorboards. A well appointed fitted kitchen. Downstairs, there is a bedroom and a tiled bathroom. Allocated off road parking.



2 ST JOHNS

MEWS HOUSE | REVERSE LEVEL |
HIGH SPECIFICATION | CHARACTER
FEATURES | 1 BEDROOM | OPEN PLAN
LIVING | QUALITY FITTED KITCHEN |
DOUBLE GLAZING | CENTRAL HEATING
| CLOSE TO TOWN



THE DEVELOPMENT

St Johns is a unique, bespoke development of just 4 homes. This Grade II Listed building has been

sympathetically converted to make the most of its character, size and features; the reverse-level open plan living room/ kitchen features a spectacular high vaulted ceilings, arched windows with oak window seat, and retains original wooden roof trusses, metalwork and floorboards. The well appointed kitchen has solid oak worktops, and an inbuilt oven, hob, dishwasher, washing machine and fridge-freezer. Downstairs, there is one double bedroom, a generous entrance hallway and tiled bathroom with heated towel rail. Outside there is allocated off-road parking (a very sought after addition in this area). This development is in the heart of Paignton and is close to transport links and restaurants, shops, being just moments from the train and bus stations and town centre, as well as being just a short walk to Paignton Beach. You will need to have good references. Initially offered on a 12 month AST. Income of circa £26,000. You will require one months rent plus a deposit of £998.07 to take up the tenancy. Photos used are from when it first converted and as such are subject to change.

2 ST JOHNS

