



OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 01803 521111 | info@propertyladderdevon.com
 propertyladderdevon.com

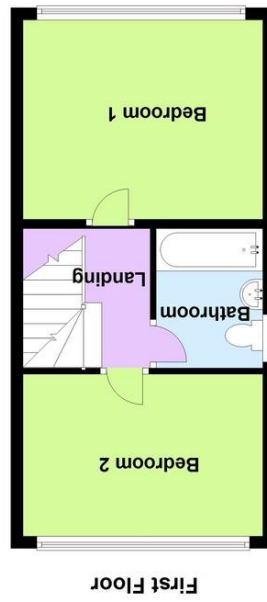
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



How much is your house worth?
 It may be more than you think!
 Book your free no obligation valuation today with **Property Ladder**.
 Your Local Real Estate Agents.

CMP Money Protect
 The Property Ombudsman
 Zoopla rightmove

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



304B TOTNES ROAD
PAIGNTON, TQ4 7HD

£1,100 PCM

A deceptive Semi-Detached House situated on the Outskirts of Paignton. Accommodation comprises. Large Lounge/Dining Room, Good Sized Kitchen, 2 Double Bedrooms and Bathroom. Outside there are Gardens plus Off Road Parking for 2 cars. Recently renovated and in good order throughout. **READY TO RENT INTERNAL VIEWING IS ESSENTIAL** to appreciate the many benefits it has to offer.



304B TOTNES ROAD

SEMI-DETACHED HOUSE | 2 DOUBLE
BEDROOMS | LOUNGE | KITCHEN |
BATHROOM | RECENTLY RENOVATED
| CENTRAL HEATING & DOUBLE
GLAZING | GARDENS | PARKING FOR 2
CARS | GREAT ACCESS IN AND OUT OF
TOWN



IMPORTANT AGENTS NOTES

Initially let on a 6 Month Assured Shorthold Tenancy Basis. All mains services connected. Council Tax Band C. Open Reach confirms that fibre broadband is available in the street. Prospective tenants must have an income in the region of £33,000, a Deposit of £1,269.23 and have good all around employment, credit and current landlords references to be eligible for this property.

ACCOMMODATION

UPVC double glazed front door leads into :-

ENTRANCE PORCH

UPVC double glazed window to the front of the property. Tiled floor. Glazed door to :-

LIVING ROOM

19' 3" x 12' 11" (5.87m x 3.96m) Large floor to ceiling UPVC double glazed window overlooking the front of the property. Central heating radiator. Wall lights. Laminate flooring. Stairs with understairs cupboard rising to the first floor. Door to:-

KITCHEN

12' 11" x 8' 9" (3.96m x 2.67m) Fitted with a range of wall and floor mounted units with rolled edge worksurfaces. Built in oven and hob with cooker hood over. One and a quarter bowl stainless steel sink with mixer tap over. Part tiled walls. Space for fridge/freezer. Space plumbing and drainage for washing machine. Spot lights. UPVC double glazed window and door leading to the rear of the property.

FIRST FLOOR LANDING

Access to loft space with pull down ladder and being boarded offering great storage potential. Doors to :-

BEDROOM 1

12' 11" x 10' 9" (3.96m x 3.28m) Large UPVC double glazed window overlooking the front of the property. Central heating radiator.

BEDROOM 2

12' 11" x 8' 9" (3.96m x 2.67m) Large UPVC double glazed window overlooking the rear of the property. Central heating radiator.

BATHROOM

6' 9" x 5' 8" (2.06m x 1.75m) Three piece white suite comprising pedestal wash hand basin, low level WC and panelled bath with shower over. Heated towel rail. Linen closets with slated shelving and housing combi boiler. Obscure UPVC double glazed window to the side of the property.

OUTSIDE

To the front there is a paved off road parking area with walling and a concreted pathway leads around the side to the rear. To the rear there is a level, enclosed lawned garden with gravelled features.

304B TOTNES ROAD

