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2 SOL-Y-MAR, ROUNDHAM ROAD PAIGNTON, TQ4 6EZ **£800 PCM**

A recently renovated ground floor flat situated in favoured Roundham in Paignton. It offers 2 good sized Bedrooms, Lounge, Kitchen/Diner, Hallway and Bathroom. Benefits include Gas Central Heating and Double Glazing throughout. Outside there is an Allocated off road Parking Space and a communal Garden. Very close to Town with all of its Shops and Amenities. Ready for immediate occupation call us to book an internal viewing.



2 SOL - Y - MAR

Ground Floor Flat | Recently Renovated
| 2 Bedrooms | Living Room |
Kitchen/Dining Room | Double Glazing |
Gas Central Heating | Allocated Parking
Space | Close to Town | Ready for
Immediate Occupation



ACCOMMODATION

UPVC obscure double glazed entrance door leading into:

ENTRANCE HALLWAY

Textured ceiling. Spotlighting. Smoke alarm. Door to

KITCHEN/ BREAKFAST ROOM

12' 5 max" x 12' 5" max (3.78m max x 3.78m max)
UPVC double glazed bay window overlooking the front of the property. Range of wall and floor mounted kitchen units. Florescent lighting. Roll edge work surfaces. Tiled splash backs. Single drainer sink with mixer tap. Wall mounted boiler supplying central heating and hot water. Plumbing and drainage for washing machine. Radiator with thermostatic control

INNER HALLWAY

Spotlighting. Smoke alarm. Cupboard housing electricity meter and circuit breaker box.

LIVING ROOM

16' 4" x 13' 5 max" (4.98m x 4.09m max) Decorative ceiling rose. Central heating radiator. Focal point marbled mock fireplace. Further central heating radiator. UPVC double glazed bay window overlooking Dartmouth steam railway and the rear of the property.

BEDROOM

12' 2" x 7' 5" (3.71m x 2.26m) Coving to textured ceiling. Spotlighting. Radiator with thermostatic control. UPVC double glazed window to the side of the property.

MASTER BEDROOM

12' 2" x 14' 2" (3.71m x 4.32m) Central heating radiator with thermostatic control. Spotlighting. UPVC double glazed window overlooking the rear of the property and over the Dartmouth steam railway towards Woodland in the distance.

BATHROOM

Fitted with a white suite comprising low level Wc. Pedestal wash hand basin. Bath with shower mixer attachment. Built in storage cupboard. Obscure UPVC double glazed window to the front of the property. Spotlighting.

OUTSIDE

There is a communal garden and drying area down the stairs to the side of the property.

PARKING

Off road parking space for a small car nearby.

AGENTS NOTES

Prospective tenants must have good credit, employment and current landlords references and be able to show an income of circa £25,000 per annum. The property is initially offered on a 12 Month Assured Shorthold Tenancy. We are told all mains services are connected. Openreach Postcode Checker says that fibre broadband is available in the street. You will need to pay the first months rent plus a deposit of £923.07 in order to take up the tenancy.

2 SOL - Y - MAR

