



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

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**GFF 8 CADWELL ROAD** **£900 PCM**  
**PAIGNTON, TQ3 2SX**

\*\*\*\*WOULD SUIT QUIET MATURE PERSONS \*\*\*\* A Stylish Ground Floor Floor Flat situated in a popular cul-de-sac and within a short level walk to the town centre. Accommodation briefly comprises; 2 Bedrooms, spacious Living Room, Bathroom & fitted Kitchen. Central Heating and UPVC Double Glazing. Courtyard Garden Area. Very convenient location with great access to Amenities and facilities.



## GFF 8 CADWELL

GROUND FLOOR FLAT | CLOSE TO TOWN | FURNISHED OR UNFURNISHED | WILL SUIT QUIET TENANTS | SPACIOUS LIVING ROOM | 2 BEDROOMS | BATHROOM | G/C/H HEATING | D/GLAZING | PARKING AVAILABLE FOR AN EXTRA £50 P/C/M



### COMMUNAL PORCH

UPVC double glazed entrance door and windows overlooking the front of the property. Original tiled

flooring. Further door through to :-

### COMMUNAL ENTRANCE HALLWAY

Entrance doors to the Ground Floor and first floor flats.

### HALLWAY

Doors to principal rooms. Unstertairs cupboard with space and plumbing for washing machine.

### SPACIOUS LIVING ROOM

Deep UPVC double glazed bay window overlooking the front of the property. Picture rails and cornice work. Focal point fireplace with decorative surround and mantle.

### KITCHEN

L Shaped. Fitted with an extensive rang of wall and wall mounted woodeffect fronted untis with rolled edge work surfaces and part tiled walls. Integrated oven, hob and cooker hood. Space for under counter fridge. Wood effect flooring. UPVC double glazed door tothe rear.

### BEDROOM 1

UPVC double glazed window overlooking the rear of the property. Extensive range of fitted bedroom furniture.

### BEDROOM 2

UPVC double glazed window overlooking the side of the property.

### BATHROOM

UPVC obscure double glazed window overlooking side the of the property. Cvoed ceiling. Fitted with a modern white suite comprising sink with mirror above set within a useful vanity unit, low level WC and bath with fitted shower and screen. Tield walls.

### OUTSIDE

Small courtyard area. FOR £50 EXTRA P/C/M you can have a Parking space accessed off the rear lane.

### AGENTS NOTES

All mains services connected. Council Tax Band B. You will need to have good references. Initially offered on a 6 month AST. You willll need an income of circa £27,000. You will require one months rent plus a deposit of £1038.46 to take up the tenancy. Open reach postcode checker says that superfast broadband of circa 50 mbs is available in the street.

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