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47 WINNER HILL ROAD
PAIGNTON, TQ3 3BT

£1,000 PCM

A spacious semi-detached family home enjoying uninterrupted sea views from many rooms. Situated in quiet location within close proximity to the Town and other local Amenities. The property accommodation comprises, entrance hall, lounge, dining room, kitchen, cloakroom/utility room three bedrooms and a bathroom. Externally the property offers a patio to the rear with beautiful sea views and a walled courtyard garden to the front of the property.



Semi Detached Family Home | Sea Views | 3 Bedrooms | Lounge | Dining Room | Kitchen | Utility Room | Gas Central Heating | Outside Entertaining Space | 6 Month AST



STORM PORCH

Front door with stained inserts.

RECEPTION HALL

10' 8" x 5' 10" (3.27m x 1.80m) Stairs rise to the first floor. Radiator. Stripped wood flooring. Doors to :-

LOUNGE

15' 6" x 12' 7" (4.74m x 3.86m) Large UPVC double glazed window and sliding doors having commanding views across Paignton to the sea with Torquay and Thatcher Rock in the distance. Coving. Focal point mock fireplace with cast iron grate, tiled hearth a wooden mantle surround. Radiator. Dado rail. Stripped wooden floors.

VERANDA

16' 5" x 3' 3" (5.01m x 1.00m) Having commanding views across Paignton to the sea with Torquay and Thatcher Rock in the distance. Steps down to the patio area.

DINING ROOM

15' 5" x 11' 5" (4.72m x 3.50m) Coving. Focal point mock fireplace with cast iron grate, tiled hearth a wooden mantle surround. Two UPVC double glazed window to the front and side. Radiator. Stripped wooden flooring. Door to the hallway.

KITCHEN

13' 1" x 8' 0" (4.01m x 2.45m) A range of modern wall and base units with roll edge worktops and part tiled surrounds. Integrated oven and hob. One and a quarter bowl sink. Tiled floor. UPVC double glazed windows and door overlooking and leading to the courtyard. Spotlights. Radiator. Leads through to the Dining Room and the WC/Utility Room.

CLOAKROOM/UTILITY

8' 5" x 5' 1" (2.59m x 1.55m) Pedestal wash hand basin. Low level WC. Cupboards housing meters. Plumbing for washing machine. Skylight. Wall mirror. Wall mounted boiler. Tiled floor. Radiator.

FIRST FLOOR LANDING

Access to loft space. Coving. Smoke alarm. Doors to :-

BEDROOM 1

15' 7" x 12' 0" (4.76m x 3.66m) UPVC double glazed window to the rear enjoying extensive sea views across Torbay from Thatchers Rock to Brixham. Coving. Radiator

BEDROOM 2

11' 5" x 8' 8" (3.50m x 2.66m) UPVC double glazed window to the front of the property. Coving. Radiator.

BEDROOM 3

11' 5" x 6' 2" (3.50m x 1.90m) UPVC double glazed window to the side of the property. Coving. Radiator.

BATHROOM

7' 6" x 6' 6" (2.30m x 2.00m) UPVC obscure double glazed window to the side of the property. White suite comprising pedestal wash hand basin, low level WC and Bath with shower screen and shower mixer tap. Tiled walls and floors. Wall mirror. Coving. Towel radiator.

OUTSIDE

Gate gives access to a few steps down to an enclosed courtyard garden. Path leading around the front door and the rear garden areas. To the rear is a goodsized patio area enjoying commanding views across Paignton to the sea with Torquay and Thatcher Rock in the distance. Further garden areas currently uncultivated.

AGENTS NOTES

The property is Council Tax Band C. Parking is on the street. All mains services are connected. Openreach postcode checker says that fibre broadband is available in the street. Initially offered as a 6 month assured shorthold tenancy. You must have good all around references including current landlords and credit agencies. You will need 1 months rent plus a deposit of 5 weeks rent to take up this tenancy.

