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



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48 LOUVILLE CLOSE
PAIGNTON, TQ4 6RB

£900 PCM

SORRY NO MORE APPLICATIONS CONSIDERED A modern 2 bed terraced home situated in popular Goodrington. Ground floor accommodation comprises hallway, downstairs cloakroom, fitted kitchen, lounge and a conservatory. On the first floor there are 2 double bedrooms and a shower room. Gas central heating and double glazing. Outside there are front and enclosed decked rear gardens and parking for 1 car. Great location for Shops, Buses, Pub and Beaches in Goodrington.



48 LOUVILLE CLOSE

SORRY NO MORE APPLICATIONS
CONSIDERED MODERN TERRACED
HOME | 2 BEDROOMS | LOUNGE |
CONSERVATORY | KITCHEN | GAS
CENTRAL HEATING | DOUBLE GLAZING
| GARDENS | PARKING | GOOD ACCESS
TO AMENITIES



ACCOMMODATION

UPVC double glazed front door leads to :-

ENTRANCE HALLWAY

Coved ceiling. Stairs rising to first floor. Radiator.
Telephone point,. Doors to :-

DOWNSTAIRS CLOAKROOM

Obscure UPVC double glazed window. Fitted with a
modern suite comprising low level WC, wall mounted
wash hand basin with a tiled splash back. Radiator.

KITCHEN

10' 0" x 6' 0" (3.07m x 1.83m) UPVC double glazed
window to the front of the property. Range of modern
wall and floor mounted units with rolled edge
worksurfaces and tiled splashbacks. Inset stainless
steel, single drainer sink. Space for cooker. Extractor
fan. Space and plumbing for washing machine.
Space for fridge/freezer. Radiator. Wall mounted boiler.

LIVING ROOM

14' 2" x 12' 4" (4.32m x 3.76m) UPVC double glazed
window and door leading into and looking through to
the Conservatory. Coved ceiling. Focal point fireplace
with display mantle over. 2 radiators. TV point. Useful
under stairs storage cupboard.

CONSERVATORY

8' 11" x 8' 10" (2.72m x 2.70m) Fully double glazed with
a glazed polycarbonate roof. Radiator. UPVC double
glazed door looking over and leading out to the rear
garden.

FIRST FLOOR LANDING

Built-in cupboard with shelving for linens. Access to the
loft space. Doors to :-

BEDROOM 1

12' 4" x 10' 5" (3.76m x 3.20m) UPVC double glazed
window with open outlook to the rear over the
surrounding area. Range of fitted wardrobes. Radiator.

BEDROOM 2

12' 4" x 7' 6" (3.76m x 2.31m) UPVC double glazed
window overlooking the front of the property. Radiator.

SHOWER ROOM

A modern white suite comprising double shower cubicle
with electric shower. Pedestal wash hand basin. Low
level WC. Tiled walls. Radiator. Extractor fan.

OUTSIDE

The front gardens are laid to lawn with a slabbed
pathway leading up to the front door. Allocated Parking
space for 1 car closeby. To the rear there is a small

garden with a decking with raised gravelled beds
enclosed by timber fencing. Gate giving rear access.

AGENTS NOTES

Council Tax Band C. All mains services connected.
Parking close by. Openreach Postcode Checker says that
fibre broadband is available in the street. Initially
offered on a 12 Month AST basis. Applicants will need
good all round references plus have an earned income
of circa £27,000 per annum. You will need the first
months rent plus a deposit of £1038.46 to start the
tenancy.

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