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

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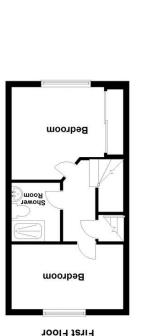
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First Floor









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

CONSIDEREDMODERN TERRACED

HOME | 2 BEDROOMS | LOUNGE |

CONSERVATORY | KITCHEN | GAS

CENTRAL HEATING | DOUBLE GLAZING

GARDENS | PARKING | GOOD ACCESS

TO AMENITIES





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.

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 tp the front of the property. Range of modern wall and floor mounted units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel, single drianer 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



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