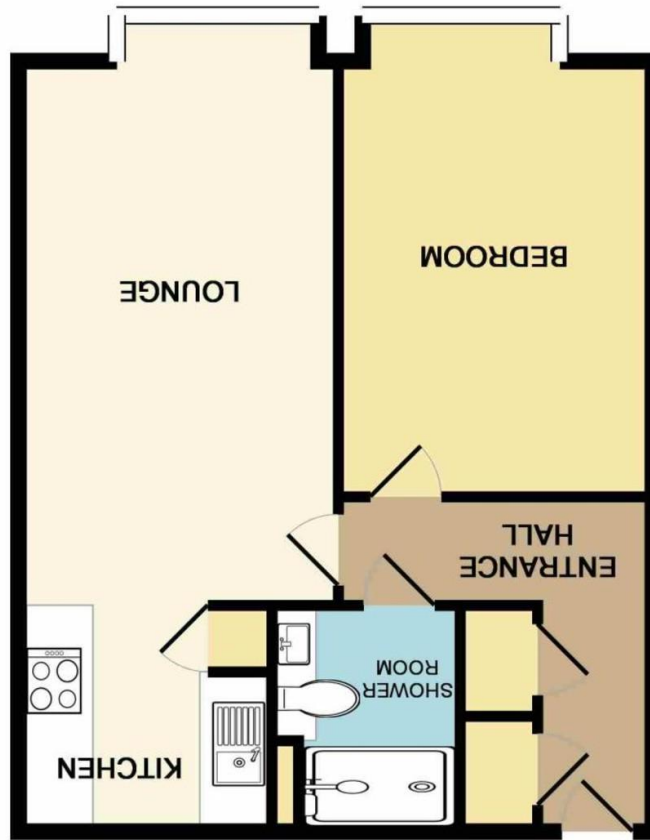


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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**3 REGENT HOUSE,
 GERSTON ROAD, PAIGNTON, TQ4 5DY**

£775 PCM

Situated in the town centre is this first floor retirement apartment in a popular complex with lift to all floors. Accommodation briefly comprises; Hallway, Living Room, Kitchen, Bathroom, Bedroom and Storage Cupboards. Communal facilities include a residents lounge. Ideal for anyone looking for a town centre location with level access to Shops and Amenities.

3 REGENT HOUSE

FIRST FLOOR SHELTERED APARTMENT

| IDEAL TOWN CENTRE LOCATION |
WELL PRESENTED | LOUNGE | FITTED
KITCHEN | 1 BEDROOM | SHOWER
ROOM | D/GLAZING | ELECTRIC
HEATING | READY SOON



ACCOMMODATION

Communal entrance door with secure entry telecom system, lift and stairs to all floors.

FIRST FLOOR LANDING

Communal residents lounge with kitchen area. Front door leading into Number 3.

HALLWAY

Coved ceiling. Night storage heater. Airing cupboard with hot water immersion tank. Further built in storage cupboard with shelving, circuit breaker box and electric meter. Smoke alarm. Doors to;

LIVING ROOM

18' 0" Max into Bay x 9' 10" (5.50m x 3.0m) UPVC double glazed bay window area to the side of the property. Electric heater. Coved ceiling. TV and telephone points. Open plan to ;

KITCHEN AREA

7' 6" x 7' 5" (2.29m x 2.27m) Refitted with a range of white high gloss units and black speckled effect square edge work surfaces. Single drainer sink unit with work-surface to one side, cupboards and washing machine under. Built-in fridge-freezer. Additional work surface with inset hob with stainless steel oven/grill under. Further cupboards and drawers. Range of matching wall units. Metro tiling to walls on work-surface. Wood effect flooring. Spotlighting.

BEDROOM

14' 5" Max into Bay x 9' 4" (4.40m x 2.86m) Double glazed bay window. Dimplex electric wall heater. Emergency pull-cord.

SHOWER ROOM

A modern shower room with double width shower cubicle with glazed doors and electric shower. Vanity unit in white high gloss with fitted wash-hand basin and chrome mixer tap. Close coupled W.C. with concealed cistern and dual flush. Mirrored medicine cabinet. Part-tiled walls. Emergency pull-cord.

AGENTS NOTES

Council Tax Band A. 19 flats. Built in 1987. Non-resident management staff (part time) Lift, Lounge, Guest facilities. Level access to the building . Bus stop, shop, post office, town centre and GP all to hand. New residents accepted from 60 years of age. Housing Authority & Social Care Authority: Torbay Council. Open reach postcode checker says that standard broadband up to 24 Mbps is available. You will need good references, 1 months rent plus 5 weeks rent as a deposit to take up this tenancy.

3 REGENT HOUSE

