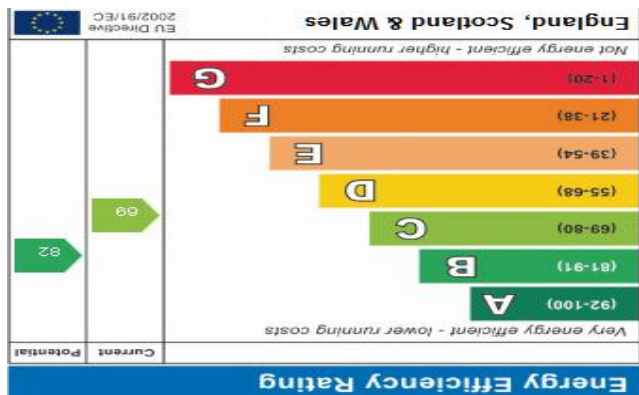




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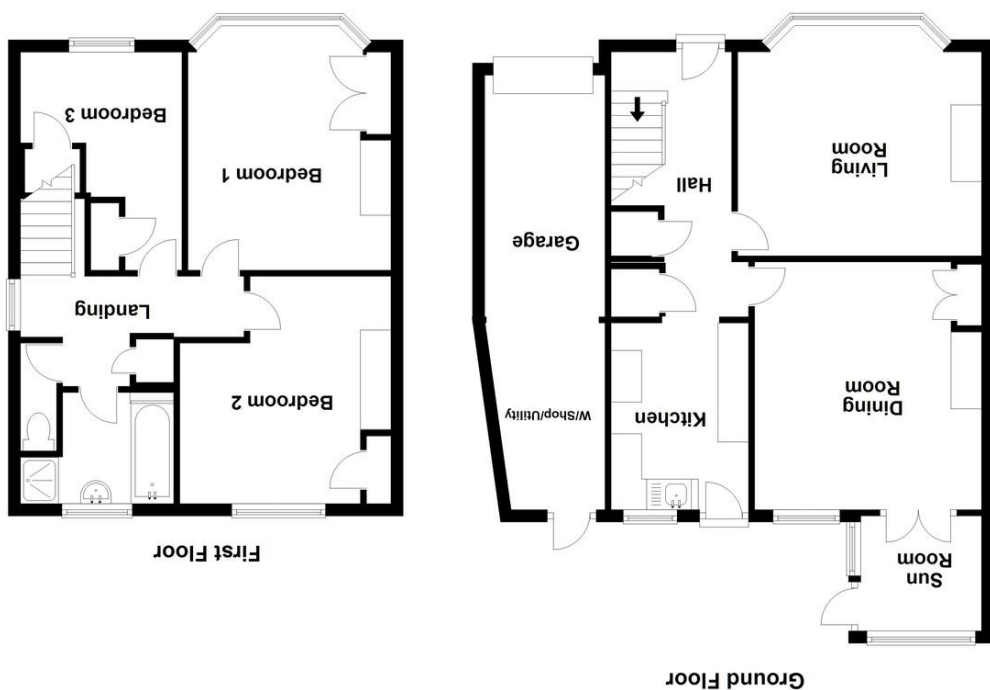
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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



49 COLLEY END PARK
PAIGNTON, TQ3 3BY **£1,100 PCM**

AVAILABLE TO VIEW FROM 18TH NOVEMBER !! A Semi-Detached Family Home located close to town, presented in good order throughout. The property briefly comprises; 3 Bedrooms, Living Room, Dining Room, Sun room, Hallway, Kitchen, Cloakroom and Bathroom. Further benefits include Double Glazing and Gas Central Heating throughout. Outside are level, enclosed easy maintenance Gardens. Small Garage and Driveway.



49 COLLEY END PARK

AVAILABLE TO VIEW FROM 18TH
NOVEMBER !! | Semi-Detached Family
Home | Lounge | Dining Room | Sun
Room | Gas Central Heating | UPVC
Double Glazing | Gardens | Small
Garage & Drive |



ACCOMMODATION

Hung storm porch. Courtesy light. UPVC double glazed entrance door leads into :-

HALLWAY

Stairs rise to the first floor. Two understairs storage cupboards. Central heating radiator. Laminated wood flooring. Doors to :-

LIVING ROOM

UPVC double glazed bay window overlooking the front of the property. Two central heating radiators. TV point.

DINING ROOM

Focal point fireplace. Central heating radiator, built-in cupboard. Double door to the Sun Room. Double glazed window to the rear of the property.

SUN ROOM

Double glazed windows and door looking out over and leading to the rear gardens. Wood effect flooring.

KITCHEN

Range of wall and floor mounted units with contrasting work surfaces and upstands. Stainless steel cooker hood. Cooker point. Sink with swan neck mixer tap over. UPVC double glazed window and door looking out over and leading to the rear garden. Space for fridge/freezer. Wood effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window to the side of the property. Cupboard housing boiler. Central heating radiator. Smoke alarm. Doors to :-

BEDROOM 1

UPVC double glazed bay window to the front of the property. Central heating radiator. TV point. Built-in bedroom furniture.

BEDROOM 2

UPVC double glazed window to the rear of the property. Picture rail. Central heating radiator. TV point. Built-in bedroom furniture.

BEDROOM 3

UPVC double glazed window to the front of the property. Central heating radiator. Two built-in wardrobes.

CLOAKROOM

WC. Extractor fan.

BATHROOM

Obscure UPVC double glazed window to the rear of the property. Pedestal wash hand basin. Bath with shower mixer attachment. Towel radiator. Part tiled walls. Shower cubicle with rainfall shower head and hair washing attachment. Extractor fan. Part wipe clean walling.

OUTSIDE

To the front is an enclosed courtyard garden. Path leading to the front door. Driveway. To the rear there is a good sized, level, enclosed easy maintenance garden. Outside tap. Gated access to Monastery Road. Personal door to the garage.

GARAGE

Up and over door. Power and light. Plumbing for washing machine. Personal door to the rear garden.

AGENTS NOTES

Initially offered on a 12 month Assured Shorthold Tenancy basis. All mains services are connected. Open Reach postcode checker says that Ultrafast Full Fibre Broadband is available in the street. Prospective tenants will need to provide good references, credit references also previous landlords and current employers. They will also need to prove a gross income of circa £33,000 per annum to meet current affordability calculations. A deposit equivalent to 5 weeks rent will also be required.

49 COLLEY END PARK

