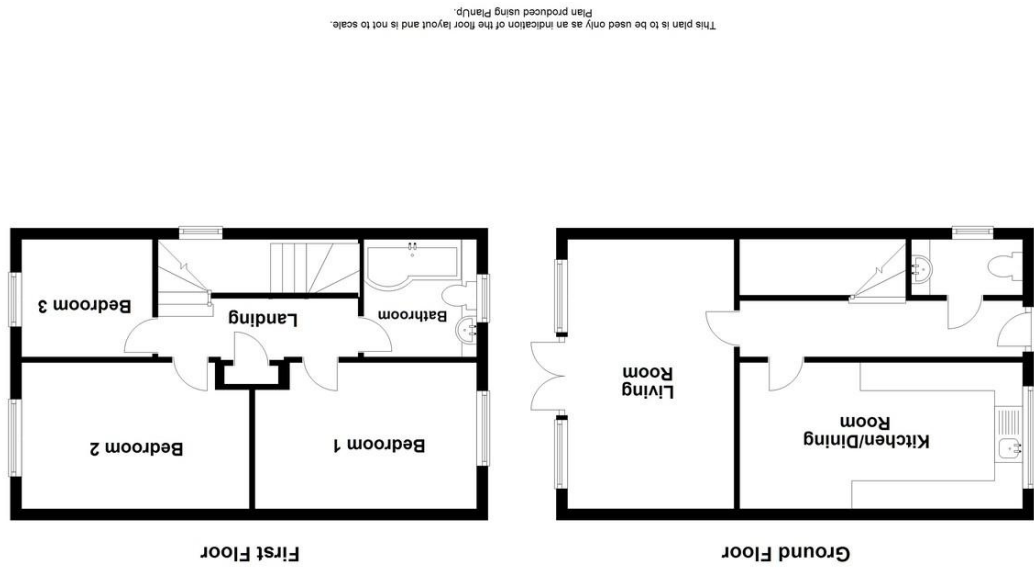




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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86 YORK ROAD
PAIGNTON, DEVON, TQ4 5NS **£1,300 PCM**

A VERY WELL PRESENTED, MODERN three bedroom semi-detached house, situated in a quiet, private gated cul-de-sac at the top end of York Road. Accommodation comprises 3 Bedrooms, Lounge, Kitchen /Dining Room, Downstairs Cloakroom and a Bathroom. It has gas central heating and UPVC double glazing throughout. Outside there is a private rear garden, parking space leading up to a single Garage. Well located for access to the Town, Schools and many other Amenities.



86 YORK ROAD

GATED DEVELOPMENT | WELL
PRESENTED SEMI DETACHED HOUSE |
3 BEDROOMS | LOUNGE |
KITCHEN/DINING ROOM | GAS
CENTRAL HEATING | DOUBLE GLAZING
| EASY MAINTENANCE GARDENS |
GARAGE PLUS PARKING SPACE | GOOD



AGENTS NOTES

This gated development encompasses just 5 properties the communal front gardens and forecourt are jointly owned. Parking Space in front of your Garage. All mains services connected. Council Tax Band C. 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 £39,000 per annum to meet current affordability calculations. A deposit equivalent to 5 weeks rent will also be required.

ACCOMMODATION

UPVC double glazed entrance door leads through to ;

HALLWAY

Useful cloaks cupboard. Central heating radiator. Stairs rising to the first floor. Doors to ;

LOUNGE

15' 5" x 9' 8" (4.71m x 2.96m) UPVC double glazed window and patio doors looking over and leading out to the rear gardens. Central heating radiator.

KITCHEN/ DINER

16' 6" x 8' 6" (5.04m x 2.61m) UPVC double glazed window to the front of the property. Fitted with a range of modern wall and floor mounted units with rolled edge work surfaces and tiled splashbacks. Inset electric hob and oven with cooker hood over. Integrated dishwasher. Gas boiler for central heating and domestic hot water. Spot lighting. Central heating radiator.

DOWNSTAIRS CLOAKROOM

Obscure UPVC double glazed window. Wash hand basin. Central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side of the property. Access to loft space. Linen cupboard. Doors to ;

BEDROOM ONE

12' 10" x 8' 6" (3.92m x 2.61m) UPVC double glazed window to the front of the property enjoying an open outlook. Central heating radiator.

BEDROOM TWO

13' 6" x 8' 6" (4.12m x 2.61m) UPVC double glazed window to the rear of the property. Central heating radiator.

BEDROOM THREE

7' 8" x 6' 5" (2.34m x 1.98m) UPVC double glazed window to the rear of the property. Central heating radiator.

BATHROOM

Obscure UPVC double glazed window to the front of the property. A modern white suite comprising bath with mains shower and screen over, vanity basin and low level WC. Central heating radiator. Extractor fan.

OUTSIDE

To the front there is a small garden with decorative railings. To the rear level gardens laid to artificial lawn with raised flower beds and inlaid natural stone areas. Access around to the front of the property.

PARKING & GARAGE

Off road a parking Space leading up to the Single Garage which has a metal up and over door.

86 YORK ROAD

