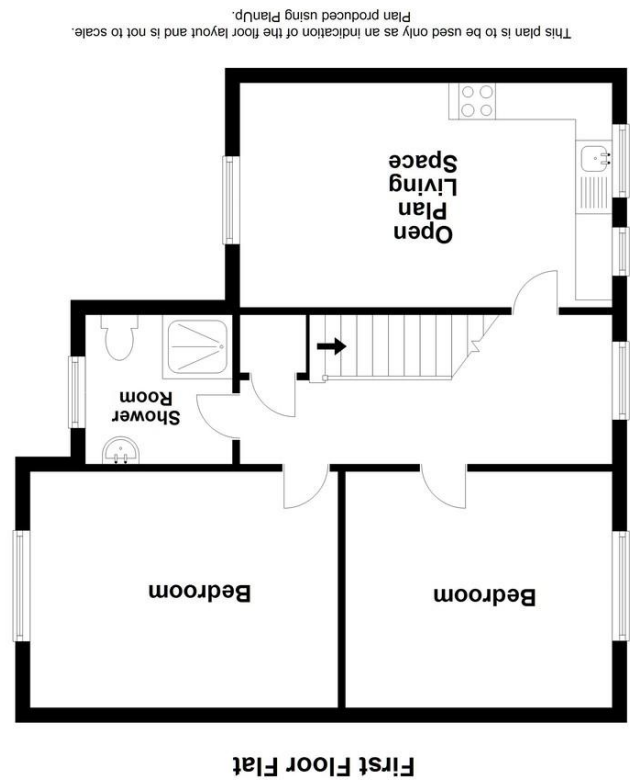




**OFFICE**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure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



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**FFF 1, 6 CASTLE ROAD**  
**TORQUAY, TQ1 3BG** **£875 PCM**

Located on Castle Road ideal for access to Torquay Town Centre a beautiful 2 double bedroomed first floor flat. Benefiting from a recent renovation it offers good sized modern living. Comprises of; 2 double bedrooms, open living room with kitchen area and south facing windows plus a modern shower room. Gas centrally heated and double glazed. To the front of the property, there is off-road parking and a sunny patio area. Ready for viewing just call us to book in 01803 521111.



## 6 CASTLE ROAD

Sunny First Floor Flat | Ideal for the  
Town Centre | 2 Double Bedrooms |  
Lounge with Kitchen Area | Shower  
room | Gas Central Heating | Double  
Glazing | Patio | Parking | Well  
Presented



### ACCOMMODATION

UPVC double glazed front door leads to;

### HALLWAY

*16' 4" x 6' 7" (5.00m x 2.03m)* Stairs rising to the first floor landing. Landing area :- Double glazed window to the rear of the property. Cupboard housing boiler and having shelving for linens. Further cupboard housing circuit breaker box and electric meter. Thermostat. Smoke alarm. Central heating radiator. Doors to principal rooms.

### LIVING ROOM WITH KITCHEN AREA

*17' 1" x 10' 0" (5.23m x 3.06m)* UPVC double glazed windows to the front and rear of the property. A range of stylish wall and base units with roll edge worktops and tiled surrounds. Space for cooker. Stainless steel cooker hood. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Central heating radiator. Smoke alarm.

### BEDROOM 1

*14' 1" x 11' 10" (4.30m x 3.61m)* Coved ceiling. Picture rail. Double glazed window. Central heating radiator.

### BEDROOM 2

*11' 10" x 11' 8" (3.61m x 3.57m)* Picture rail. Double glazed window. Central heating radiator.

### SHOWER ROOM

*6' 9" x 6' 6" (2.07m x 2.00m)* Obscure double glazed window to the front of the property. Pedestal wash hand basin with mirror and shaver point over. Low level WC. Step up to a oversized glazed shower cubicle with mixer shower. Radiator.

### OUTSIDE

There is gated access to a walled courtyard/seating area. Further double gates give access to an off road Parking Space.

### AGENTS NOTES

Initially offered on a 12 month AST basis. Council Tax Band B. All mains services are connected. To move in you will need good all around references including credit and current landlords plus 1 Months Rent of £875 and a Deposit of £1009.61. Your gross income will need to be circa £26250 gross per annum to meet the referencing requirements. Open reach says that Ultra Fast fibre Broadband is available in the street.

## 6 CASTLE ROAD

