



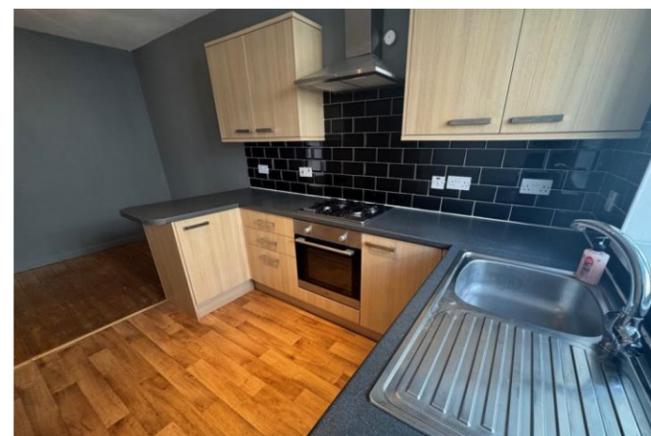
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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46 WATERLEAT ROAD
PAIGNTON, TQ3 3UQ **£950 PCM**

A well presented semi-detached bungalow enjoying views across rooftops of Paignton towards Countryside in the distance. It offers 2 Double Bedrooms, Lounge, Kitchen, Hallway and Bathroom. Gas central heating and double glazed throughout. Outside there are sloping Gardens, shared Driveway and a single Garage. Local Shops, Schools, Bus Services and good road access are all to hand. The Sea Front, Shops and Amenities of Paignton Town Centre are all within easy reach.



46 WATERLEAT ROAD

SEMI DETACHED BUNGALOW | 2
DOUBLE BEDROOMS | LOUNGE |
FITTED KITCHEN | VIEW OVER
TOWARDS COUNTRYSIDE | GAS
CENTRAL HEATING | DOUBLE GLAZING
| GARDENS | GARAGE | TO LET IN
MAY



ACCOMMODATION

Recessed storm porch. Double glazed front door leads into :-

HALLWAY

Access to loft space. Smoke alarm. Room thermostat. Radiator. Useful cupboard. Doors to :-

LIVING ROOM

16' 6" max x 11' 10" Max (5.04m x 3.62m) Large double glazed window overlooking the front of the property with views across rooftops towards countryside in the distance. Focal point mock fireplace and surround. Two radiators. TV lead.

KITCHEN / DINING ROOM

16' 9" x 9' 1" (5.12m x 2.79m) Fitted with an extensive range of modern wall and floor mounted units with rolled edge work surfaces and tiled splashbacks. Fitted stainless steel oven, hob and cooker hood. Single drainer stainless steel sink with mixer tap over. Double glazed window and door to the rear. Spot lighting. Radiator.

BEDROOM 1

12' 10" x 10' 11" (3.93m x 3.34m) Double glazed window. Radiator. Wall mirror.

BEDROOM 2

9' 10" x 8' 2" (3.01m x 2.50m) Double glazed window overlooking the front of the property with views across rooftops towards countryside in the distance. Radiator.

BATHROOM

7' 11" x 5' 4" (2.43m x 1.65m) Obscure double glazed window to the side of the property. Fitted with a contemporary white suite comprising vanity with inset sink, low level WC and bath with shower screen and mixer shower over. Ladder style towel radiator. Part tiled walls. Extractor fan.

REAR PORCH

21' 9" x 4' 1" (6.65m x 1.26m) Double glazed windows to the garden. Power and water. Door way leading to the rear gardens and personal door into the garage.

GARAGE

16' 0" x 8' 1" (4.88m x 2.48m) Up and over door. Meters.

OUTSIDE

To the front there is a sloping shared drive that leads up to the garage and side of the property. The front garden is laid to sloping lawns with borders. To the rear steps lead up to the garden which is laid out on several levels including decking, lawns and further uncultivated areas. From the rear gardens there are views across rooftops towards the countryside.

AGENTS NOTES

All mains services connected. Council Tax Band C. Garage. Initially offered on a 12 month AST basis. To move in you will need good all around references including credit and current landlords plus 1 Months Rent of £950 and a Deposit of £1096.15. To reach affordability you will need to show an income of circa £28,500 per annum. Open reach says that Ultra Fast fibre Broadband is available in the street.

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