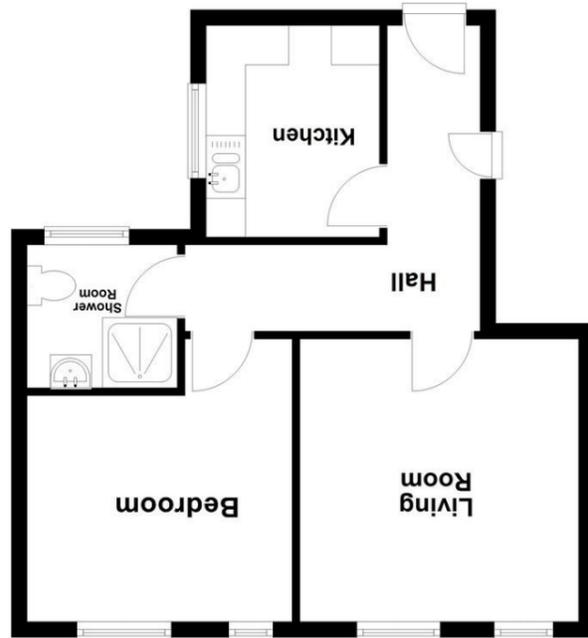




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC www.epca.gov.uk	



2 Guys Cliffe Upper Morin Road

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**FF FLAT 2 GUYS CLIFFE,
 52 UPPER MORIN ROAD, PAIGNTON, TQ3 2HY**

£825 PCM

A High Quality First Floor Flat situated in popular Preston and being only a level walk onto Preston Green and Sands. Comprises a Living Room, modern Kitchen, Bedroom, Hallway and Shower room. UPVC double glazed throughout. High heat retention storage heating. Outside there is an off road Parking space and a communal garden with rotary line. All the amenities of both Preston and Paignton Town Centre are all to hand. Ready to Let!



2 GUYS CLIFFE

QUALITY FIRST FLOOR FLAT | LONG
LET | 1 BEDROOM | LIVING ROOM |
QUALITY KITCHEN | DOUBLE GLAZING
| HHR STORAGE HEATING | PARKING |
COMMUNAL GARDENS | POPULAR
PRESTON



ACCOMMODATION

Communal front door. Security door entryphone system.

ENTRANCE HALLWAY

Stairs rising to the first floor landing. Front door into Flat 2.

HALLWAY

Smoke alarms. Useful storage cupboard. High Heat Retention Night Storage Heater. Doors to :-

LIVING ROOM

11' 3" x 9' 11" (3.44m x 3.03m) Two UPVC double glazed windows with views over rooftops towards woodland in the distance. High Heat Retention Night Storage Heater. Spotlighting.

BEDROOM

11' 6" x 10' 5" (3.53m x 3.20m) Two UPVC double glazed windows with views over rooftops towards woodland in the distance. High Heat Retention Night Storage Heater.

KITCHEN

7' 5" x 8' 10" (2.27m x 2.70m) UPVC double glazed window looking across rooftops towards Torquay in the distance. A range of modern wall and floor mounted units with rolled edge work surfaces and tiled upstands. One and a quarter bowl sink with mixer tap over. Fitted cooker with hood over. Space for under counter fridge. Circuit breaker boxes. Smoke alarm. Door entry phone handset. Downlighters.

SHOWER ROOM

4' 8" x 5' 9" (1.44m x 1.76m) Obscure UPVC double glazed window to the front of the property. Wash hand basin set within useful vanity unit with mirror over. Low level WC. Corner entry shower cubicle with fitted electric shower. Heated towel rail. Wood effect flooring. Tiled walls.

OUTSIDE

Off road parking space. Communal garden area with rotary line. Lawned communal garden area. Communal bin store area.

AGENTS NOTES

Initially offered on a 12 month AST. Council Tax Band A. 1 parking space. Tenants will need good references plus be able to pay the first months rent plus 5 weeks rent as deposit and a gross income of circa £27,000 per annum to take up this tenancy. Openreach says that fibre to cabinet broadband is available in the street.

2 GUYS CLIFFE

