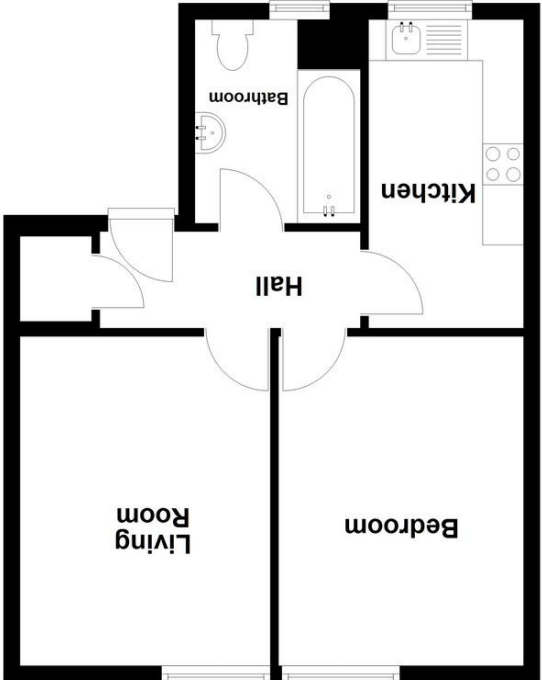




**OFFICE**  
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Devon, TQ4 5BP  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general 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



Top Floor Flat 45/47 Torbay Rd

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# FLAT D 45/47 TORBAY ROAD

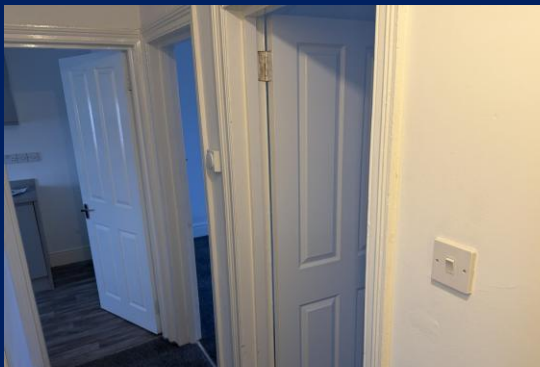
PAIGNTON, DEVON TQ4 6AA

£700 PCM

Recently Refurbished Top-Floor Flat Near Seafront. A well-presented top-floor flat comprising one bedroom, lounge, stylish modern kitchen, contemporary bathroom and hallway. The property benefits from gas central heating and double glazing throughout. Ideally located just moments from Paignton seafront and town centre, with cafés, shops, supermarkets and parks close by. Set within a friendly coastal community offering an excellent year-round lifestyle.



TOP FLOOR FLAT | 1 BEDROOM |  
LIVING ROOM | MODERN KITCHEN |  
MODERN BATHROOM | DOUBLE  
GLAZING | GAS CENTRAL HEATING |  
RIGHT IN THE TOWN CENTRE | LEVEL  
WALK TO THE BEACH | LONG LET  
AVAILABLE



### ACCOMMODATION

Communal front door leads into :-

### COMMUNAL HALLWAY

Stairs to the first floor. Door thorough to open walk way further door to Hallway. Stairs rise to the top floor landing where there is a Front door to Flat D.

### HALLWAY

Deep walk-in storage cupboard. Circuit breaker box. Smoke alarm. Room thermostat. Doors to :-

### LIVING ROOM

*13' 1" x 10' 0" (4.00m x 3.05m)* UPVC double glazed window to the front of the property. Central heating radiator.

### BEDROOM

*13' 1" x 9' 9" (4.00m x 2.99m)* UPVC double glazed window to the front of the property. Central heating radiator.

### KITCHEN

*12' 4" Max x 6' 3" (3.77m x 1.91m)* A range of modern wall and base units with complimentary worktops and upstands. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space and plumbing for gas cooker. Four ring hob with hood over and oven beneath. Wall mounted boiler. UPVC double glazed window. Central heating radiator. Space for further appliance.

### BATHROOM

*8' 0" x 6' 7" (2.46m x 2.02m)* Pedestal wash hand basin. Bath with electric shower and screen over. Velux style window. Low level WC. Vinyl flooring. Central heating radiator. Extractor fan. Part tiled walls.

### AGENTS NOTES

All mains services connected. Council Tax Band A. Tenants will need good all around references plus be able to pay the first months rent plus a deposit of £700.00 to take up this tenancy.

