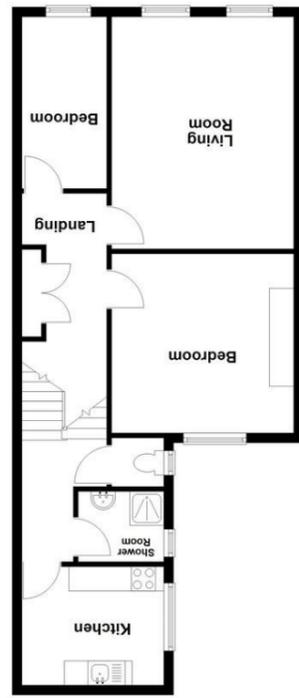




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



F/F/FLAT 10A WINNER STREET

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FFF 10A WINNER STREET
PAIGNTON, TQ3 3BJ **£750 PCM**

A very deceptive, well-presented two-bedroom first floor apartment, perfectly located in a central area just moments from local shops, cafés, and everything the town centre has to offer. Inside, the apartment offers one comfortable double bedroom and a versatile single bedroom, ideal for a guest room, home office, or additional storage. To the front of the property is a spacious living room, perfect for relaxing or entertaining. At the rear, you'll find a modern fitted kitchen, thoughtfully laid out for everyday convenience. The property also includes a contemporary shower room and a separate cloakroom. Just call us to view.



10A WINNER STREET

DECEPTIVE FIRST FLOOR FLAT | 2
BEDROOMS | LIVING ROOM | KITCHEN
| SHOWER ROOM | SPACIOUS
LANDING | DOUBLE GLAZING |
ELECTRIC HEATING | IN THE HEART OF
TOWN | READY TO RENT



ACCOMMODATION

Front door leads in to the spacious hallway. Meter and circuit breaker boxes. Smoke alarm. Wall mounted heater. Stairs rising to the first floor.

LANDING

Spacious landing with doors to principal rooms. Useful large storage cupboard. Wall mounted electric heater. Downlighters. Smoke alarm.

LIVING ROOM

15' 8" x 12' 4" (4.80m x 3.78m) Two UPVC double glazed windows overlooking the front of the property. Downlighters. Modern HHR storage heater. Blinds.

BEDROOM ONE

12' 8" x 12' 0" (3.87m x 3.67m) UPVC double glazed window overlooking the rear of the property. Wall mounted electric heater. Blinds. Phone point. Internet lead. Downlighters.

BEDROOM 2

11' 9" x 5' 8" (3.60m x 1.75m) UPVC double glazed window overlooking the front of the property. Downlighters. Wall mounted electric heater. Blinds.

CLOAKROOM

Obscure UPVC double glazed window overlooking the side of the property. Low level WC. Down lighters. Tiled floor.

SHOWER ROOM

5' 8" x 4' 9" (1.75m x 1.45m) Obscure UPVC double glazed window overlooking the side of the property. Glazed, tiled corner entry shower cubicle with fitted electric shower. Pedestal wash hand basin. Mirror. Shaver light. Heated towel rail. Tiled floor.

KITCHEN

9' 6" x 8' 0" (2.92m x 2.44m) UPVC double glazed window overlooking the side of the property. Range of modern wall and floor mounted units with rolled edge work surfaces and tiled splashbacks. Integrated oven and hob with cooker hood over. Single drainer stainless steel sink with mixer tap. Space plumbing for washing machine. Space for fridge/freezer. Wall mounted electric heater. Spot lighting.

AGENTS NOTES

Council Tax Band B. All services with the exception of Gas. Prospective tenants will need to show/prove an earned income of circa £25,000 per annum and have clean landlord, employment and credit references to pass referencing affordability. You will need to pay the first months rent plus 5 weeks rent as a deposit to start this tenancy.

10A WINNER STREET

