



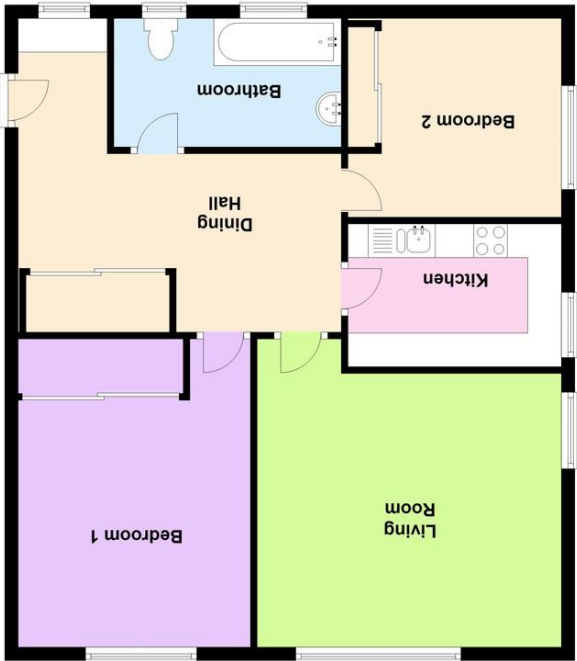
**OFFICE**  
49 Hyde Road, Paignton,  
Devon, TQ4 5BP  
01803 521111 | [info@propertyladderdevon.com](mailto:info@propertyladderdevon.com)  
[propertyladderdevon.com](http://propertyladderdevon.com)

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



How much is your house worth?  
It may be more than you think!  
Book your free no obligation  
valuation today with  
**Property Ladder.**  
Your Local **Real Estate Agents.**

This plan is to be used only as an indication of the floor layout and is not to scale.  
Plan produced using PlanUp.



Top Floor Sandstone Court



## 5 SANDS COURT, DARTMOUTH ROAD £895 PCM PAIGNTON, TQ4 5AF



A well presented top floor Flat ideally situated with level access both into and out of Paignton. It has a 2 Double Bedrooms, Large Lounge , Fitted Kitchen, Dining Hall and Bathroom. Gas central heating and Double Glazing. Outside there are Communal Gardens, and residents Parking Areas. Sorry No Smokers or Pets. EPC rating C. Ready to rent now VIEW TODAY!!





DARTMOUTH ROAD

Top Floor Apartment | 2 Double Bedrooms | Large Lounge | Fitted Kitchen | Gas Central Heating | Double Glazing | EPC Rating C | Parking | Close to Town | Ready Now !!



**BATHROOM**  
*8' 8" x 5' 11" (2.65m x 1.81m)* Two obscure double glazed windows to the side of the property. Modern white suite comprising pedestal wash hand basin, low level WC and bath with fitted Mira electric shower over. Shower rail. Part tiled walls extended around the shower end of the bath. Spotlighting. Tiled floor. Central heating radiator.

**OUTSIDE**  
To the front there is Parking for each flat plus visitors Parking. Flower borders. To the side there is a communal bin store area. Pathways lead round either side to level communal lawned gardens.

**AGENTS NOTE**  
Initially available on a 12 Month Assured Shorthold Tenancy basis. Prospective tenants must be able to show an earned income of circa £27,000 and have good Landlord, credit and current employment references. You will need to pay 1 months rent plus 5 weeks rent as a deposit to take up this tenancy. The Council Tax Band is C. Local Convenience Store, Doctors and Bus Service are all to hand. All mains services connected. Open reach broadband checker says that fibre broadband is avialable in the street.

**ACCOMMODATION**  
Door entryphone system. Obscure glazed entrance door to :-

**COMMUNAL HALLWAY**  
Entrance hallway. Stairs rise to the top floor landing.

**ENTRANCE VESTIBULE**  
Wooden entrance door with security peephole. Double glazed window to the front of the property. Storage banquet. Central heating radiator. Open plan through to :-

**DINING HALLWAY**  
*15' 5" x 8' 6" Max (4.71m x 2.61m)* Coved and textured ceiling. Door entryphone handset. Double built-in linen cupboard with shelving and housing hot water cylinder. Central heating radiator. Telephone point. Smoke alarm. Useful shelving units. Doors to :-

**LIVING ROOM**  
*14' 10" x 13' 3" Plus door recess (4.53m x 4.06m)* Coved and textured ceiling. Double glazed window to the side of the property. Large double glazed window overlooking the rear of the property. Central heating radiator. TV point. Dimmer switch.

**KITCHEN**  
*10' 6" x 6' 11" (3.22m x 2.12m)* Double glazed window to the side of the property. Fitted kitchen comprising a range of wall and floor mounted units with contrasting rolled edge worksurfaces and tiled splashbacks. Glazed display cabinets. Stainless steel sink with mixer tap. Integrated stainless steel double oven and hob with stainless steel cooker hood over. Integrated Dishwasher, Washing Machine and Fridge/Freezer. Tiled floor. Wall mounted boiler. Fitted microwave. Spotlighting.

**BEDROOM 1**  
*14' 11" Maximum x 11' 3" (4.56m x 3.45m)* Coved and textured ceiling. Large double glazed window overlooking the rear of the property. Central heating radiator. Sliding door fronted wardrobe units with hanging rails and shelving.

**BEDROOM 2**  
*10' 5" Maximum x 9' 8" (3.18m x 2.95m)* Coved and textured ceiling. Double glazed window overlooking the side of the property. Central heating radiator. Sliding door fronted wardrobe units with hanging rails and shelving. TV point.

DARTMOUTH ROAD

