



Park House 27 Hyde Road Paignton Devon TQ4 5BP  
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## ***TO LET UNFURNISHED***

*A compact easily run*

### ***SECOND FLOOR FLAT***

*in a most convenient level position*



## **29B HYDE ROAD PAIGNTON TQ4 5BP**

Situated right in Town, being over a Restaurant and backing onto the open space of Victoria Park, with the Sea Front and all other amenities just a short walk away, this flat would be ideal for a retired/working person or couple.

Affording a sunny aspect at the front and views over the park to the rear, it is equipped with ***Double Glazing/Electric Heating*** and must be viewed for full appreciation.

### ***\* SUMMARY \****

Porch and Lobby at Lower Level with stairs to First and Second Floors.

Door to Private Inner Hall.

Lounge with Kitchen off. Double Bedroom. Bathroom/WC.

**RENT £480 PER CALENDAR MONTH**

**\* ACCOMMODATION \***  
(With approximate measurements)



**PORCH and LOBBY** at Lower Level with stairs to **FIRST FLOOR LANDING**.



Door enclosing stairs to well-lit **LANDING** having Velux window. Access to under eaves storage space. Built-in cupboard. Door to:-



**LOUNGE 14'9" x 11'** overall with window at front affording a sunny aspect. Electric convector heater. Door to:-



**KITCHEN 11' x 6'** fitted range of beech units including floor/wall cupboards and drawers, with granite effect work surfaces and inset stainless steel sink having multi-point water heater beneath. Extractor hood over cooker position. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Smoke detector. Window to front.



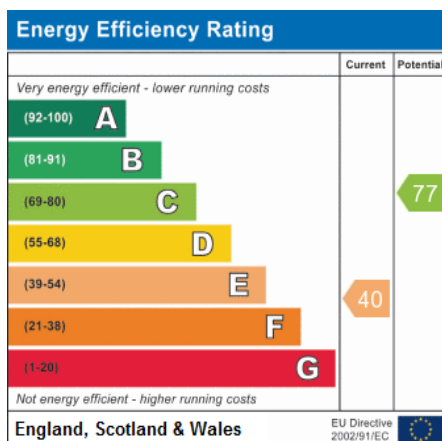
**BEDROOM 11' x 9'3"** having window to rear with views to Victoria Park. Electric convector heater. Door to useful under eaves storage area.



**BATHROOM 10' x 6'3"** with white suite of panelled bath having 'Mira' shower above and glazed screen, pedestal basin and WC. Wall tiling. 'Hyco' down flow heater. Built-in airing cupboard with immersion heater and insulated cylinder. Extractor fan. Window to side.

**RENT £480 PER CALENDAR MONTH**

**\* EPC GRAPH \***



**NOTES:** - (1) Tenants are responsible for Council Tax (Band A), Water and Electricity supplies. (2) We have not tested the services, but are advised these are in working order. (3) Prospective Tenants must be able to supply suitable references. (4) The Landlord will not accept Tenants in receipt of Housing Benefit, who smoke, or have pets.