

Park House 27 Hyde Road Paignton Devon TQ4 5BP
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A well presented
FIRST FLOOR FLAT
affording a sunny open aspect



12 RAMSHILL ROAD
(off Marlton Road)
PAIGNTON TQ3 3PP

Situated about a mile from the Town Centre, this property is on a bus route and close to local shops, also being within easy reach of the Ring Road for convenience of access.

In good order with **Gas Central Heating/Double Glazing**, it would suit a retired or business couple and should be viewed for full appreciation.



*** SUMMARY ***

Access at side via a few steps and slope to drawbridge style entrance at rear.
"T" shaped Hall. Bright Lounge. Well fitted Kitchen.
2 Bedrooms. Modern Bathroom. Separate WC.
Allocated Parking Space at front.

RENT £600 PER CALENDAR MONTH

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

Few steps and slope to left side of building leading to drawbridge style entrance at rear. Light above half double glazed pvc door to:-

'T' shaped HALL with outer section **16'6" x 3'3"** having useful built-in cupboard housing gas meter. Access to **Loft**. Inner area **6' x 3'** with built-in brooms/storage and linen cupboards, the latter having slatted shelving.



LOUNGE 15'6" x 14'6" having good sized window at front affording a sunny open outlook with views over the surrounding area to countryside beyond. 2 wall lights.

KITCHEN 11' x 6'3" widening to **8'6"** fitted range of gloss white units with floor/wall cupboards, drawers, marble effect work surfaces and inset stainless steel sink. Tall storage cupboard housing electric meters and consumer unit. Plumbing for washing machine. Wall mounted 'Ideal' gas combination boiler. Provision for gas or electric cooker with extractor hood over. Spotlights. Tiled walls. Wood effect laminate flooring. Window at rear with roller blind.



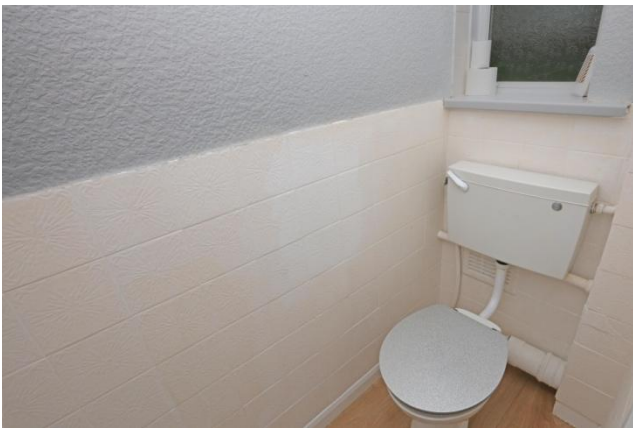
BEDROOM (1) 11'6" x 10'3" plus built-in wardrobes with sliding doors. Good sized window at front affording a sunny open outlook and open views.



BEDROOM (2) 12'3" plus built-in wardrobes with sliding doors x 8'. Wall lights to either side of bed position. Window to rear.



BATHROOM with modern white suite comprising panelled bath in tiled surround with mixer tap, shower over & glazed folding screen, and vanity basin with cupboards beneath and tiled splashback. Ladder style heated towel rail. Window at rear fitted louvered blind.



SEPARATE WC with half tiled walls. Window to rear.

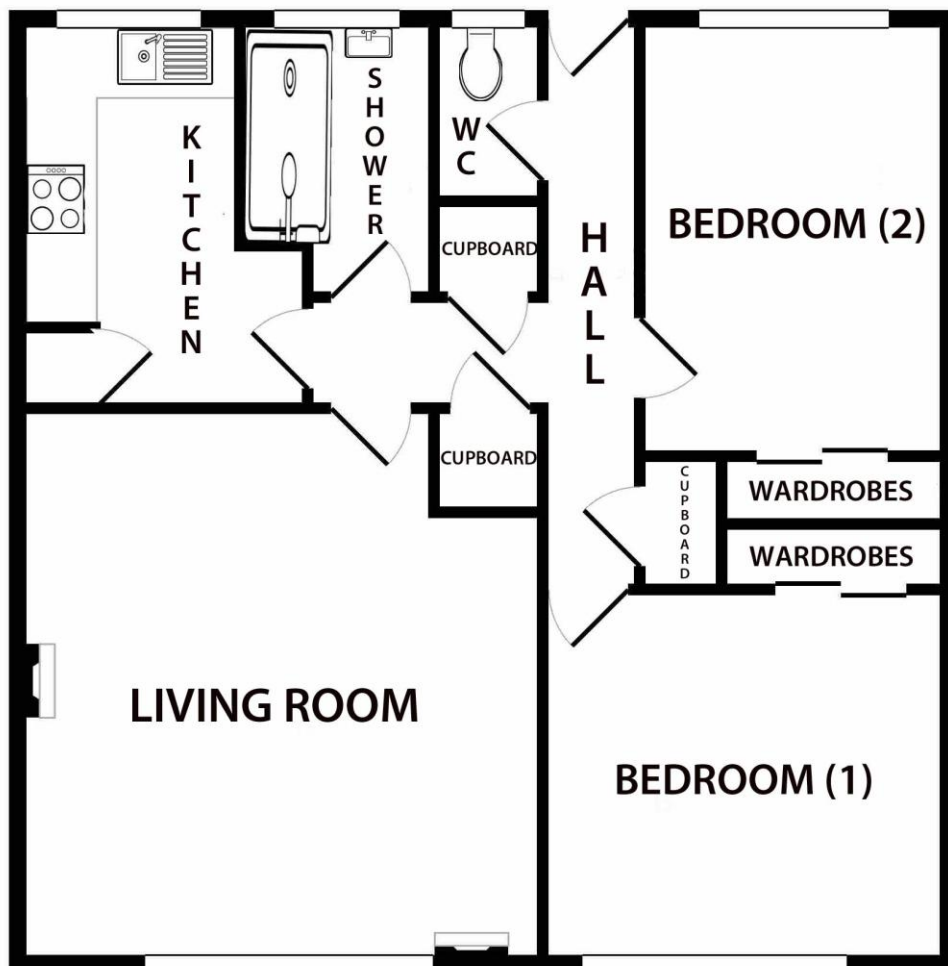
*** OUTSIDE ***

Allocated **PARKING BAY** at front. Washing line and lawned garden area (communal) at rear.

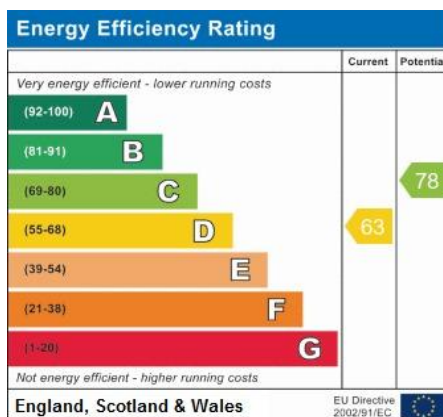
VIEWING By appointment through the Agents

RENT £600 PER CALENDAR MONTH
to include carpets, curtains and blinds

*** LAYOUT PLAN ***



*** EPC GRAPH ***



NOTES: - (1) Tenants are responsible for Council Tax (Band A), Water Rates, Gas and Electricity supplies. (2) We have not tested the services or any appliances, but are advised by the Landlords these are in working order. (3) A Deposit and suitable references are required. (4) The Landlord will not accept Tenants who smoke or have pets.