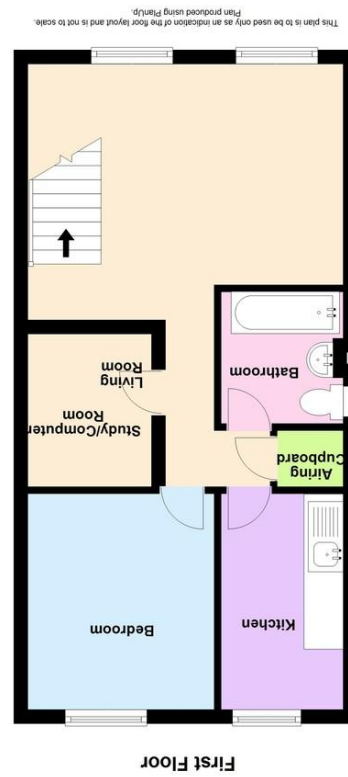
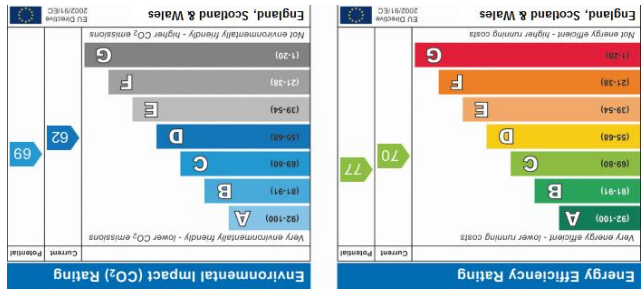




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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**87 STURCOMBE AVENUE, ROSELANDS £675 PCM**  
**PAIGTON, TQ4 7TD**

A purpose built first floor flat situated in popular Roselands. Comprises a Living room, Bedroom, Study/Computer Room, Kitchen and Bathroom. Outside there is an allocated off road Parking Space and a useful storage cupboard. Would suit a working couple or the retired. With regret no Smokers. Early viewing of this flat comes highly





## 87 STURCOMBE AVE

Well Presented F/F/Flat | 1 Bedroom |  
Lounge | Computer Room | Kitchen |  
Bathroom | Electric Heating | Double  
Glazing | Parking | Available Now



### ACCOMODATION

Covered porchway. Useful storage shed. UPVC double glazed entrance door to:-

### STAIRWELL

Recently re-carpeted stairs rise to the first floor.

### LIVING ROOM

14' 9" Maximum x 10' 3" (4.5m x 3.14m) Textured ceiling. Two UPVC double glazed windows to the front of the property. Cupboard housing factory lagged cylinder. Night storage heater. Doors to :-

### COMPUTER ROOM

7' 2" x 5' 10" (2.20m x 1.80m) Textured ceiling. Glazed openings to the Living room and Bedroom.

### KITCHEN

10' 0" x 5' 8" (3.07m x 1.74m) Textured ceiling. UPVC double glazed window to the rear of the property and looking out across woodland. Range of wall and floor mounted units with rolled edge work surfaces inset stainless steel sink. Electric cooker point. Newly fitted cooker hood .Space with plumbing and drainage for a washing machine.

### BEDROOM

10' 0" x 8' 10" (3.07m x 2.70m) Textured ceiling. UPVC double glazed window to the rear looking out across woodland. Night storage heater.

### BATHROOM

6' 2" x 5' 9" (1.90m x 1.76m) Textured ceiling. Obscure UPVC double glazed window to the side of the property. Coloured three piece suite comprising pedestal wash hand basin, WC and bath with fitted electric shower over. Extractor fan. Wall mirror. Decoratively tiled walls.

### OUTSIDE

Small rockery garden to the front. Allocated off road parking space to the rear.

### AGENTS NOTE

Council tax band A . All mains services with the exception of Gas. Parking. You will need one months rent plus 5 weeks rent as a deposit to take up this tenancy. Not suitable for those with mobility issues due the stairs. Openreach postcode checker says that fibre broadband is available in street. Initially offered on a 12 Month AST basis. Applicants will need good all round references plus have an earned income of circa £19500 per annum.

## 87 STURCOMBE AVE

