



Park House 27 Hyde Road Paignton Devon TQ4 5BP
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A bright and well appointed

*Purpose built **GROUND FLOOR FLAT***

in a small block of three attached to a Victorian Villa



1 CARLSTAN COURT ELMSLEIGH ROAD PAIGNTON TQ4 5AX

Most conveniently located, this property is just a short walk from the Town Centre, Sea Front, Bus/Railway Stations, Doctors Surgeries and all amenities, with a local Convenience Store close by, this property is in good order throughout.

Double Glazed and equipped with modern ***Electric Heating***, it forms a comfortable easily run home, ideal for a retired or business couple, and should be viewed for full appreciation.

*** SUMMARY ***

Outer Lobby. Private Inner Hall. Living Room. Fitted Kitchen.
2 Bedrooms. Fully tiled Bathroom/WC.
Allocated Parking Space at rear. Shed.

RENT £650 per calendar month



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

Access at side with easy approach from either the road or Car Park at rear with three or two steps respectively. Double glazed uPVC door and side screen to:-

ENTRANCE LOBBY with tiled floor. Stairs off to two flats above. Two steps down and door with spy hole glass opening to:-



PRIVATE OUTER HALL with shelved understairs cupboard off having light. Archway to:

INNER HALL with radiator having useful shelf over. All rooms leading off with pine doors, mostly part glazed

LIVING ROOM 11'9" x 10' with window at front affording a sunny aspect. Radiator.



KITCHEN/BREAKFAST ROOM 12'9" x



6'6" fitted range of beech effect units with floor/wall cupboards and drawers, mottled rounded edge work surfaces and inset stainless steel sink. 4 branch spotlight. Plumbing for washing machine. Stainless steel cooker with extractor canopy above. Folding table and chairs. Spotlights. Part tiled walls and tiled floor. Louvered door airing cupboard with lagged cylinder and immersion heater. Window to rear with roller blind.

BEDROOM (1) 10' x 10' plus door recess. Window to rear fitted venetian blind. Radiator.





BEDROOM (2) 8'3" x 7' with window to front. Radiator.

Note: This could alternatively be used as a Dining Room or Study.



Fully tiled BATHROOM 6'6" x 6' with white suite comprising panelled bath having 'Bristan' electric shower over and folding glazed screen, pedestal basin with circular wall mirror over and close coupled WC. Mirror fronted medicine cabinet. Ladder style heated towel rail. Tiled floor. Window to side.

NOTE: The electric radiators installed are efficient and controlled individually, each having its own thermostat and timer.

*** OUTSIDE ***

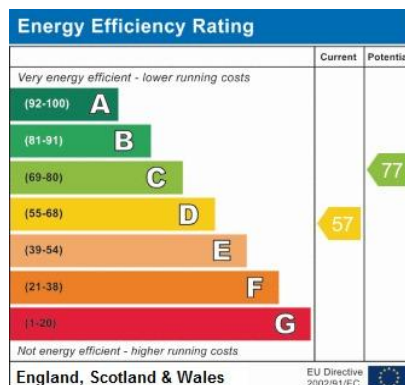
Tarmac forecourt.

Allocated **PARKING SPACE** at rear with access via lane at side. **SHED.**

VIEWING by appointment through the Agents

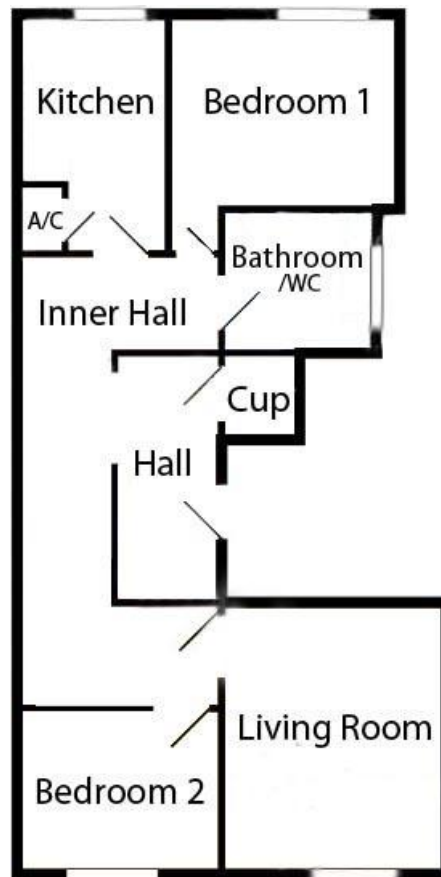
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*** EPC GRAPH ***

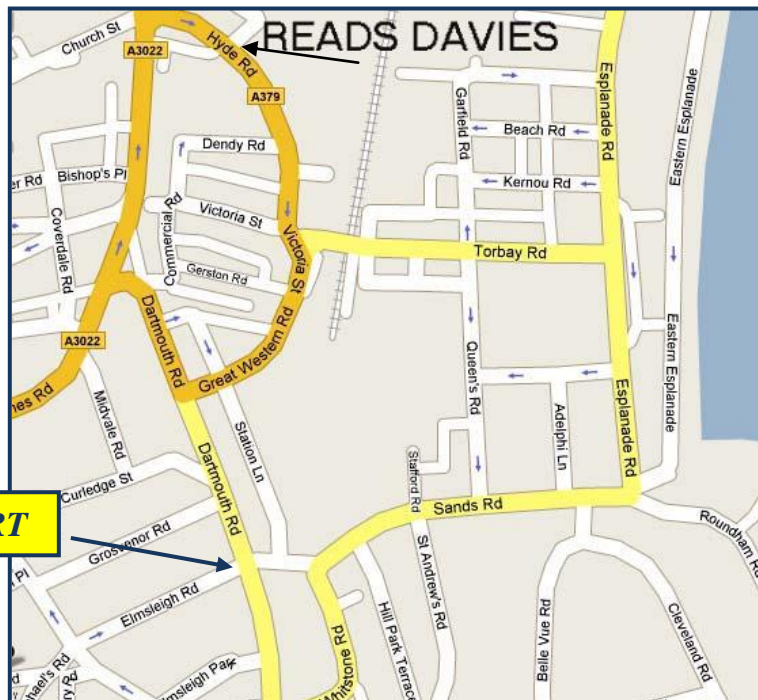


NOTES: - (1) Tenants are responsible for Council Tax (Band B), Water (meter) and Electricity supplies. (2) We have not tested the services or any appliances, but are advised by the Landlords these are in working order. (3) Prospective Tenants must be able to supply suitable references. The landlord will not consider Tenants in receipt of Housing Benefit, young children or pets.

*** LAYOUT PLAN ***



*** LOCATION MAP ***



CARLSTAN COURT