



Flat 1 38 - 40 Torbay Road, Paignton, Devon TQ4 6AL

A 2 bedroom 1st floor apartment within walking distance of Paignton seafront.

Totnes 6 Miles, Torquay 3 Miles, A380 9 Miles

- 2 Bedrooms
- Double glazing
- Gas central heating
- Modern kitchen
- breakfast room
- Spacious living room
- Close to the sea front
- Tenant fees apply
- Available from 7th December

£550 Per Month

01803 866130 | rentals.totnes@stags.co.uk

SITUATION

Located a short level walk from the sea front and with views over a park at the rear. There is also the Dartmouth steam railway which puffs past with all the nostalgia of a bygone era. Churston golf course is nearby, and there are lovely walks to include the National Coastal Path towards Brixham which provides access to miles of glorious and breath-taking coastal walks as well as nearby Broadsands Beach

The surrounding area is well regarded and benefits from an excellent selection of shops and amenities plus a very good range of state and private schools including Torquay and Churston Ferrers Grammar Schools. Road links are good with Exeter and the M5 only 30 minutes away thanks to the new South Devon Link Road. Paignton Station provides rail links to Paddington, London via Newton Abbot.

DESCRIPTION

A 2 bedroom 1st floor apartment within walking distance of Paignton seafront. Modern kitchen breakfast room. Bathroom with shower over. 2 bedrooms. Living room. Double glazing and gas central heating.

ACCOMMODATION

uPVC part obscure double glazed door to:-
ENTRANCE HALL: Staircase to upper hall. INNER HALL: Radiator. Built-in storage cupboard with shelf. Entry phone handset. LIVING ROOM: 14'4" x 13'4" (4.37m x 4.06m) Overall. Radiator and uPVC double glazed bay window overlooking the street scene. KITCHEN BREAKFAST ROOM: 12'4" x 10' (3.76m x 3.05m) Maximum. Refitted with a range of laminate fronted floor/wall cupboards, drawers, rolled edge work surfaces and stainless steel single drainer sink having contemporary mixer tap. Built-in four burner gas hob with matching electric oven/grill beneath and extractor/filter hood above. Plumbing for a washing machine and space for a tall fridge/freezer. Boiler cupboard in one corner. Radiator. Two uPVC double glazed windows to the front elevation. BEDROOM 1: 13'5" x 12' (4.09m x 3.66m) Radiator and uPVC double glazed window affording a delightful outlook over the park. BEDROOM 2: 12'5" x 11'1" (3.78m x 3.38m) Overall. Also having a radiator and a window to the rear elevation enjoying views over the park. BATHROOM: Fitted with a white suite consisting of panelled bath having mains fed shower and glass

screen over. Pedestal basin and dual flush close coupled w.c. Extractor fan, strip light/shaver socket and ladder style radiator.

SERVICES

Mains gas, electric, water and drainage. Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

DIRECTIONS

From Paignton sea front, opposite the Apollo Theatre, turn into Torbay Road. 38-40 will be found on the left hand side, just past Wetherspoons public house and above a shop.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £550.00 pcm exclusive of all charges. DEPOSIT: £634.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

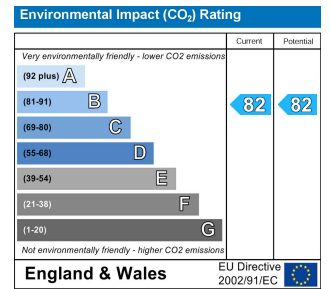
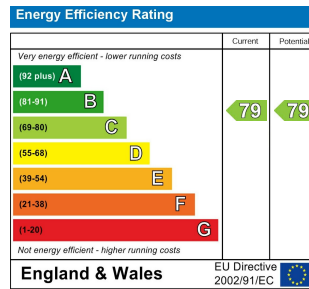
HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

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These particulars are a guide only and should not be relied upon for any purpose.