



57 Helford Drive, Paignton, Devon TQ4 7NL

A detached bungalow located in the favoured Broadsands area of Paignton, positioned just a few minutes walk away from Broadsands Beach.

Totnes 8 Miles Brixham 3.5 Miles Torquay 5 Miles Dartmouth 6 Miles

- 2 Double Bedrooms
- Within Walking Distance of Broadsands Beach
- Private Rear Garden
- Garage and Parking
- Updated By The Current Landlord
- Quiet Location
- Available Now
- Tenant Fees Apply

£995 Per Calendar Month

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

DESCRIPTION

57 Helford Drive is a smartly presented detached bungalow located in the favored Broadsands area of Paignton, positioned just a few minutes walk away from Broadsands Beach, Elberry Cove and the picturesque coastal footpath. The property offers 2 double bedrooms, modern shower room, Sitting/Dining Room and a modern fitted Kitchen. Outside are well landscaped low maintenance front and rear gardens along with driveway parking and a single garage.

ACCOMMODATION

On entering the property into an entrance vestibule with space for hanging coats and shoe storage. Double doors open into the main sitting room which is a light and airy well proportioned room, radiator, with a large front aspect picture double glazed window, overlooking the green with an electric fireplace. There is ample space for a small dining table and chairs along with further living room furniture. A door off the sitting room leads into the kitchen comprising of a range of wall and base mounted units with white gloss finish. The kitchen floor is tiled with ample worktop space with tiled splash back and a breakfast bar with useful further storage drawers providing an alternative dining area. Within the kitchen there is a ceramic sink with drainer and mixer tap over underneath a rear aspect window, space for washing machine, a freestanding gas cooker with ovens and four ring hob with extractor over. There is a cupboard housing the gas fired boiler within the kitchen. There is a door out from the kitchen leading to the rear garden.

A separate door off the sitting room leads to the two bedrooms and main shower room. Storage cupboard. Bedroom one is a spacious double bedroom with front aspect window and radiator. Bedroom two is a smaller double bedroom with window overlooking the rear garden and a radiator. The main shower room comprises of a smart modern white suite with large walk in shower enclosure, wash hand basin, WC, radiator, frosted window and useful built in storage cupboard to one corner

OUTSIDE

To the front of the property the garden is laid to two main areas of landscaped gravel beds with steps with a handrail down through the middle leading to the front door from the pavement. The driveway for the property is to the left of the bungalow (looking front on to the property) with space for parking two cars tandem on the drive. Wooden gates at the end of the drive to the single garage and rear garden. The single garage with up and over door has a window with power and light. Green house lean to is attached to the rear of the garage along with a water butt. There is also a summer house adjacent to the green house in the corner of the garden with the remainder of the rear garden like the front being laid to low maintenance landscaped gravelled areas. A paved terrace area to the immediate rear of the property provides space for an outside bistro set.

SERVICES

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

SITUATION

Set between Torquay and Brixham in the sheltered and beautiful waters of Torbay, Broadsands is a hidden gem in the heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivas because of its sunny climate, breathtaking coastal views and long, safe sandy beaches.

Today, the area of Broadsands and Elberry quietly sit near the amenities of Churston Broadway, within equal distance of the lively towns of Paignton and Brixham, both of which have all the local amenities one would expect including shops, restaurants, theatres and bars. Paignton is a lively seaside resort with a traditional pier and promenade, whilst Brixham is a busy fishing port and the centre for leisure boating activities. Churston Golf Club is also nearby. Tor Bay and the nearby Dart Estuary offer all the water sports opportunities you could wish for, from paddle boarding to kite surfing, as well as having several of Devons best deep water marinas and associated boating facilities.

DIRECTIONS

From our office in Torquay, take the Torbay Road and head towards Paignton. When arriving in Preston follow the road to Preston Sands and Paignton seafront. On approaching the roundabout with the Vue Cinema behind you, take the 2nd exit on to Sands Road, take the 1st exit at the next roundabout onto Whitstone Road and at the next roundabout the 1st exit onto Dartmouth Road. At the traffic lights continue on the Dartmouth Road towards Goodrington and continue on this road until you get to the top of the hill and turn right onto Cherry Brook Drive. Follow Cherry Brook Drive round and take the first left onto St Mawes Drive and immediately turn left onto Helford Drive. Number 57 will be found after a short distance on the right.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available now. RENT: £995.00 pcm exclusive of all charges. Where the agreed let permits pets the rent will be £1045.00 pcm. DEPOSIT: £1,148.00 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 AND TENANT FEES

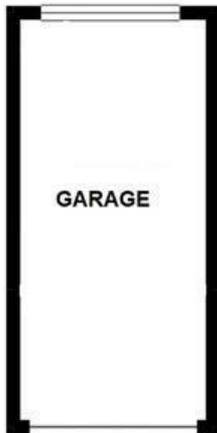
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



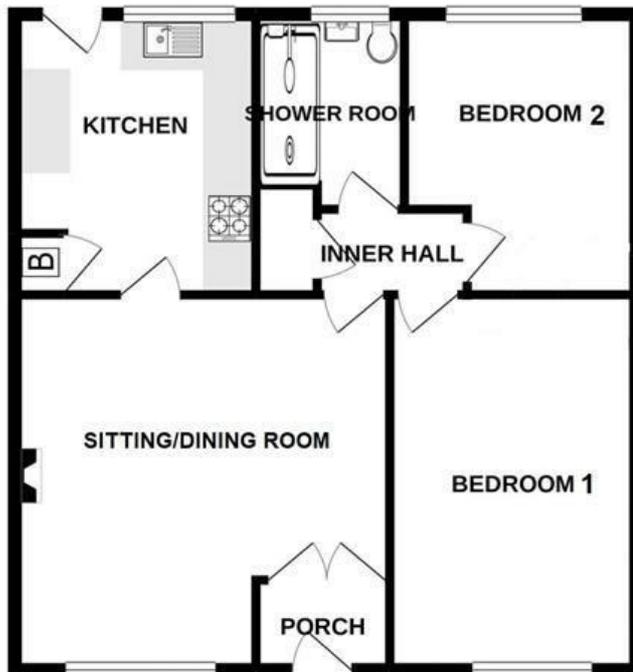
KITCHEN/BREAKFAST ROOM - 11' 11" X 9' 3" (3.6M X 2.8M)

SITTING/DINING ROOM - 15' 11" X 15' 11" (4.85M X 4.85M)

BEDROOM 1 - 15' 10" X 10' 4" (4.8M X 3.1M)

BEDROOM 2 - 10' 6" X 11' 7" (3.2M X 3.5M)

GARAGE - 16' 4" X 7' 11" (4.9M X 2.4M)



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
392 plus) A	100-100		82
321-391) B	80-100		
212-320) C	65-80	66	
155-211) D	50-65		
102-154) E	35-50		
62-101) F	20-35		
21-61) G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	