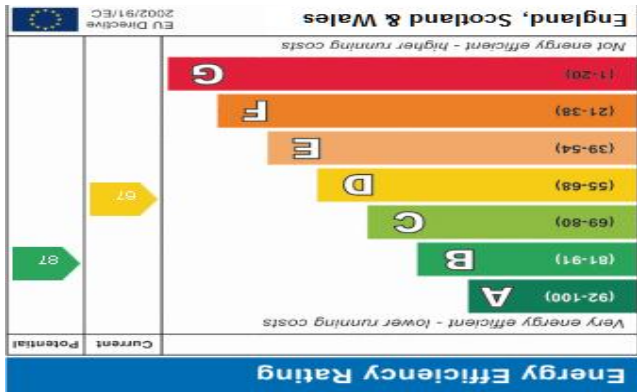




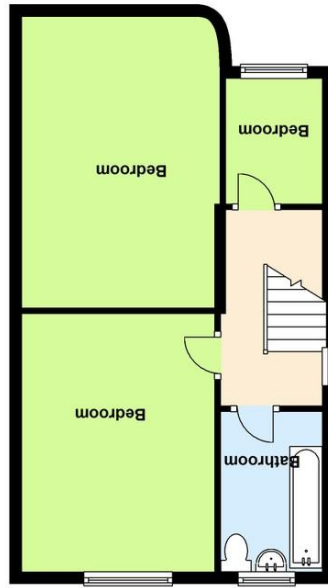
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

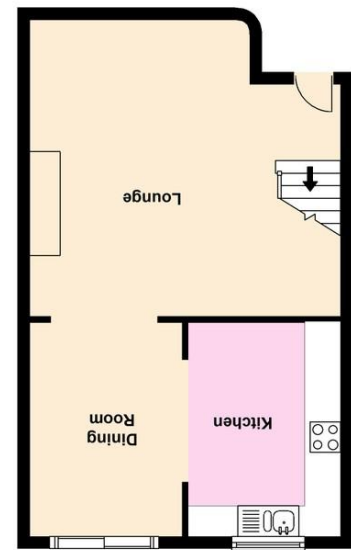


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This plan is to be used only as an indication of the floor layout and is not to scale.
 Plan produced using PlanUp.



First Floor



Ground Floor



58 SHORTON VALLEY ROAD
PAIGNTON, TQ3 1RB

£875 PCM

COMING SOON ***SORRY NO PETS OR SMOKERS*** Situated in popular Preston this BAY FRONTED FAMILY home is ideally located for Town, Shops and School catchment areas. It offers 2 Bedrooms plus Nursery/Study, Lounge/Dining room, Fitted Kitchen and Bathroom. Benefits include Gas Central Heating and UPVC double glazing throughout. A lovely location suitable for a variety of renters an EARLY VIEWING is strongly recommended.



SHORTON VALLEY

Semi Detached House | 2 Bedrooms +
Study/Hobbies Room | Lounge/Dining
Room | G/Glazing & Gas Central Heating
| Parking | Gardens | EPC Rating D | |



OUTSIDE

To the front of the property there is a driveway giving off road parking. A garden area laid to patio with inset shrubbery. The driveway extends down the side of the property to the rear. Useful Timber Shed. To the rear there is a patio area and steps lead up to the rear garden. This is laid to lawn and enclosed by hedging, walling and fencing. Small timber built summerhouse.

AGENTS NOTE

Initially a 6 Month AST. Council Tax Band C. Prospective tenants will need to prove an earned income of circa £26,000 per annum and have clean current landlord, employment and credit references. To move on Tenants will need to pay the first months rent of £875 plus £875 to go into the Deposit Protection Scheme a total of £1750.

ACCOMODATION

UPVC double glazed entrance door leading into :-

LIVING AREA

16' 8" Max x 12' 5" Max (5.1m x 3.8m) UPVC double glazed bay window to the front of the property. Wooden flooring. Radiator with thermostatic control. Focal Point fireplace with recess either side. Understairs storage cupboard housing newly fitted central heating boiler. Stairs with contemporary Bannister's rise to the first floor. Open plan through to :-

DINING AREA

11' 5" x 8' 2" (3.5m x 2.5m) UPVC double glazed patio doors leading out to the rear gardens. Wooden flooring. Radiator with thermostatic control. Opens through to :-

KITCHEN

10' 5" x 8' 2" (3.2m x 2.5m) UPVC double glazed window overlooking the rear gardens. Range of modern wall and floor mounted units with contrasting rolled edge work surfaces and tiled splashbacks. Glazed display cabinets. Built in stainless steel oven in tower unit and hob with stainless steel cooker hood over. One and a half drainer stainless steel sink with mixer tap over. Plumbing and space for washing machine. Slate tiled effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side of the property. Radiator with thermostatic control. Access to loft space. Built in linen cupboard. Doors leading to :-

BEDROOM 1

10' 5" (into Wardrobe) x 11' 10" Max (3.20m x 3.63m) UPVC double glazed bay window overlooking the front of the property. Radiator with thermostatic control. Built in double wardrobes with sliding mirror doors. Stripped and stained floorboards.

BEDROOM 2

11' 10" x 9' 3" (3.63m x 2.83m) UPVC double glazed window overlooking the rear gardens. Radiator with thermostatic control. Picture rail.

NURSERY ROOM/STUDY

UPVC double glazed window to the front of the property. Laminated wooden flooring.

BATHROOM

6' 5" x 5' 8" (1.98m x 1.74m) UPVC obscure double glazed window overlooking the rear of the property. Modern white bathroom suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

SHORTON VALLEY

