



OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 01803 521111 | info@propertyladderdevon.com
 propertyladderdevon.com

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

England & Wales	
Current	Potential
57	57
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions (81-100) A	
Energy efficient (61-80) B	
Decent energy efficiency (51-60) C	
Average energy efficiency (41-50) D	
Below average energy efficiency (31-40) E	
Poor energy efficiency (21-30) F	
Very poor energy efficiency (1-20) G	



How much is your house worth?
It may be more than you think!
Book your free no obligation valuation today with Property Ladder.
Your Local Real Estate Agents.

CMP Money Protect
 The Property Ombudsman
 Zoopla Rightmove



32A ORIENT ROAD
PRESTON, PAIGNTON, TQ3 2PB

£675 PCM

A First Floor Flat located within approx. 1/4 mile of Preston beach, presented to a good standard. Accommodation briefly comprises; Hallway, Lounge, Kitchen, Bedroom & Shower Room. Night Storage Heating & Double Glazing. Level Preston location looking for a new long term tenant.



32A ORIENT ROAD

Converted First Floor Flat | Well Presented | Level Preston Close to the Beach | Living Room | Bedroom | Kitchen | Walk in Shower | Double Glazing | Night Storage Heating | Ready Now



ACCOMMODATION

UPVC double glazed door into;

PORCH

Double glazing. Door to;

HALLWAY

Stairs to first floor. Cupboard housing meters. UPVC double glazed window. Access to loft.

LOUNGE

14' 0 max" x 13' 7 max" (4.27m x 4.14m) UPVC double glazed bay window to the front. Night storage heater. TV cable. Telephone point.

BEDROOM

13' 8 max" x 11' 2" (4.17m x 3.4m) UPVC double glazed window. Coved ceiling. Night storage heater.

KITCHEN

7' 10" x 7' 3" (2.39m x 2.21m) Wall and base units with roll edge worktops and tiled surrounds. Stainless steel sink and drainer. Space for electric cooker. UPVC double glazed window. Space and plumbing for washing machine. Tile effect vinyl flooring.

WET ROOM

Low level WC. Pedestal wash hand basin. Shower screen and electric shower. UPVC window. Vanity unit. Airing cupboard with immersion heater.

FURTHER INFORMATION

Council Tax Band A. Initially offered on a 6 month AST. All mains services with the exception of Gas. Council Tax Band A. Open Reach says that fibre broadband is available in the street. Prospective Tenants must have good all around references and be able to show a verified income of circa £20,250 per annum. You will need to pay the first months rent of £675 then a security deposit of £778.40 to be able to move in.

32A ORIENT ROAD

