

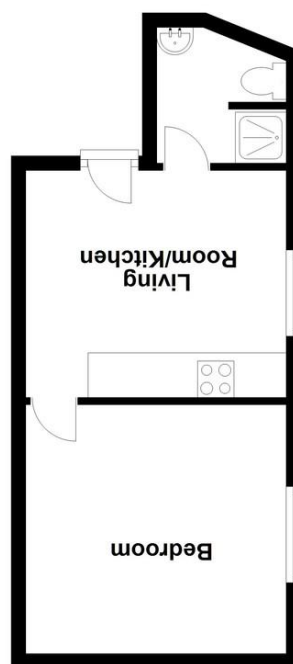


**OFFICE**  
 49 Hyde Road, Paignton,  
 Devon, TQ4 5BP  
 01803 521111 | info@propertyladderdevon.com  
 propertyladderdevon.com

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



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



Ground Floor Flat

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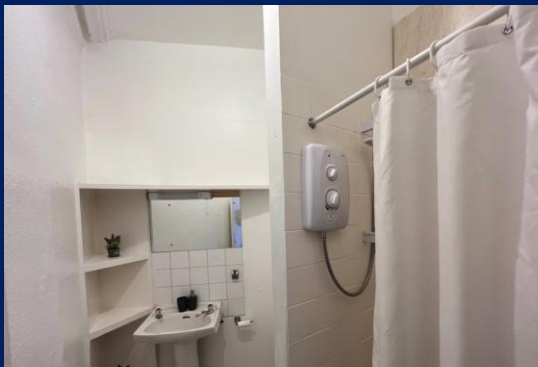
**FLAT 2, CLIFFORD HOUSE, FALKLAND ROAD, TORQUAY, TQ2 5JP** **£525 PCM**

A compact ground floor flat located just off Torquay Sea Front and Esplanade. It offers 1 Bedroom, Open Plan Living Room with fitted Kitchen, Hallway and Bathroom. Benefits include communal Gas Central Heating and Hot Water included in the Rent. Ideal for a working couple or a single person. Fairly well presented throughout. Sorry no Smokers or Pets. Ready to rent view today.



## FLAT 2 CLIFFORD HOUSE

Ground Floor Flat | 1 Bedroom |  
Lounge with Kitchen Area | Bedroom |  
Shower Room | Communal Heating |  
Close to Town & Sea Front | No Pets |  
No Smokers | Ready to Rent



### ACCOMMODATION

Main entrance door leads to :-

### COMMUNAL HALLWAY

Further front door to Flat 2.

### OPEN PLAN LIVING ROOM/ KITCHEN

11' 8" x 10' 2" (3.58m x 3.12m) Window to the side of the property with views across rooftops towards Chelston in the distance. Range of contemporary wall and floor mounted units with rolled edge wood effect worksurfaces. Single drainer stainless steel sink with mixer tap over. Oven and hob with stainless steel cooker hood over. Space and plumbing for washing machine. Space for under counter fridge. Central heating radiator. Laminated wood flooring.

### BEDROOM

11' 8" x 11' 2" (3.56m x 3.42m) Window to the side of the property with views across rooftops towards Chelston in the distance. Central heating radiator. Smoke alarm. Laminate flooring. Cupboard housing electricity key meter.

### SHOWER ROOM

Wash hand basin with tiled splashback. Wall mirror. Shaver light and point. Wall mirror. Separate shower cubicle with fitted electric shower. WC. Useful shelving units. Extractor fan.

### AGENTS NOTES

The rent includes central heating and hot water. The property is Council Tax Band A. Prospective tenants must have good all around references and be able to show a gross earned income of circa £16,000 per annum. SORRY NO SMOKERS OR PETS

## FLAT 2 CLIFFORD HOUSE



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