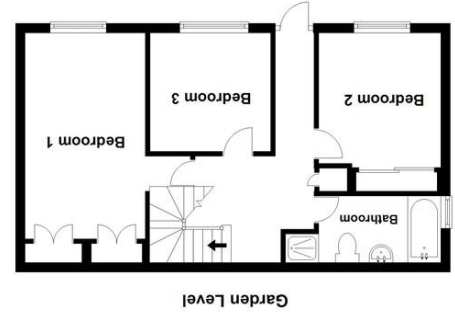
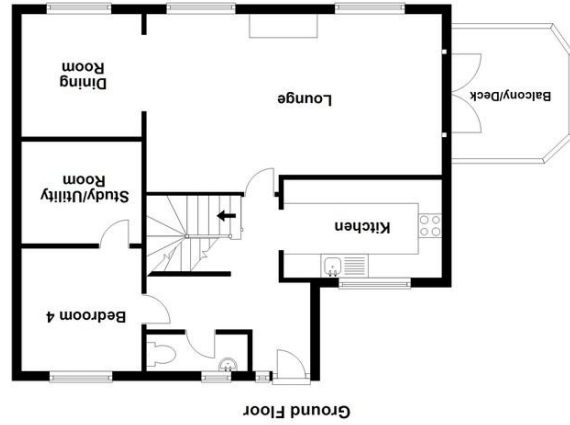
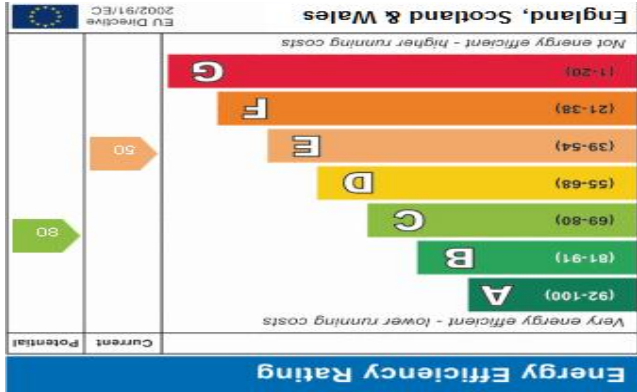




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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

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**61 GLEBELAND WAY, SHIPHAY,
 TORQUAY, TQ2 7SL**

£1,250 PCM

A well presented reverse level detached house in the popular location of Vale Park in Shiphay, with some far reaching views of the countryside. It offers 4 Bedrooms, Spacious Lounge/Dining Room, fitted Kitchen, Cloakroom, Study/Utility room and Family Bathroom. Benefits include Gas Central Heating and UPVC Double Glazing. Outside there is Off road Parking and Gardens. Situated in a convenient cul-de-sac location close to local shops, primary school, bus services and Torbay Hospital.



GLEBELAND WAY

Detached Reverse Leve House | 4
Bedrooms | Spacious Lounge | Fitted
Kitchen | Utility/Study | Gas Central
Heating | Double glazing | Gardens |
Off Road Parking
| Quiet Cul-De-Sac Location



BEDROOM

9' 1" x 8' 5" (2.79m x 2.57m) Double glazed window overlooking the rear of the property. Central heating radiator.

BATHROOM

Double glazed obscure glass window to the side of the property. Bath with mixer tap. Shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Extractor fan. Shaver point. Part tiled walls. Central heating radiator.

OUTSIDE

To the front there is a lawned garden and a brick paved driveway. To the rear there is a part decked garden leading onto a level lawned garden. Timber fencing. Side steps give access around to the front of the property.

AGENTS NOTES

Council Tax Band D. Prospective tenants will need to prove an earned income of circa £34,000 per annum and have clean landlord, employment and credit references.

ACCOMMODATION

UPVC double glazed front door with matching side glazing opens through to :-

LANDING/HALLWAY

Stairs to the lower ground floor. Doors off to principal rooms. Smoke alarm.

LOUNGE/DINING ROOM

LOUNGE AREA 6.25m x 3.40m

Double glazed window overlooking the rear and out across Shipway towards the countryside. Double glazed French doors leading out to the side to the balcony/decking area. Fireplace with fitted gas fire. Radiator. Telephone point. TV aerial point. Open plan through to

DINING AREA 2.59m x 2.54m

Double glazed window overlooking the rear of the property.

KITCHEN

Double glazed window overlooking the front of the property. Fitted with a good range of wall and base units with worksurfaces and tiled splash backs. Inset stainless steel one and half bowl sink and drainer unit with mixer tap. Integral washing machine. Built-in oven and inset gas hob with stainless steel cooker hood above. Two concealed fridges.

CLOAKROOM

Double glazed window to the front of the property. Wash hand basin. Low level WC.

BEDROOM

8' 5" x 7' 1" (2.57m x 2.16m) Double glazed window overlooking the front of the property. Door leads through to :-

STUDY/UTILITY

8' 5" x 8' 3" (2.57m x 2.54m) Range of wall mounted Cupboards. Boiler.

LOWER GROUND FLOOR HALLWAY

Large understairs storage cupboard. Airing cupboard housing hot water cylinder. Door leading out to the rear. Doors leading to principal rooms.

BEDROOM

16' 4" x 8' 0" (4.98m x 2.44m) Double glazed window overlooking the rear of the property. Fitted with a range of built-in wardrobes. Two central heating radiators.

BEDROOM

10' 5" x 8' 5" (3.20m x 2.59m) Double glazed window overlooking the rear of the property. Built-in wardrobes. Central heating radiator.

GLEBELAND WAY

