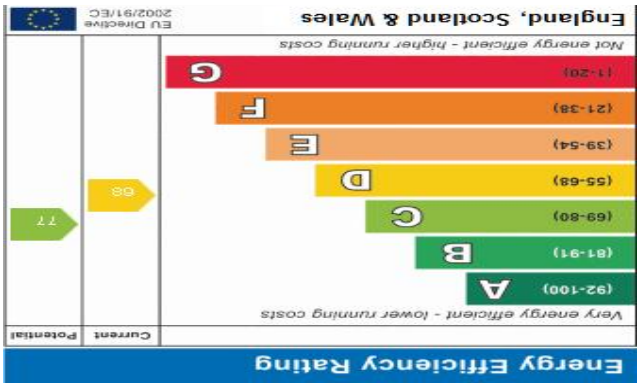




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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## 4 CLIFFORD HOUSE, 10 FALKLAND ROAD, TORQUAY, TQ2 5JP

**£550 PCM**

A compact first floor studio flat located just off Torquay Sea Front and Esplanade. It offers a Bedroom area through to Open Plan Living Room with well appointed Kitchen area and Shower room. Benefits includes communal Gas Central Heating and Hot Water both included in the Rent. Ideal for a working couple or a single person. Well presented throughout. Sorry no Smokers or Pets. Ready to rent view today.



CLIFFORD HOUSE

Studio Flat | First Floor | Open Plan  
Living Space | Well appointed Kitchen  
Area | Comm Central Heating | Comm  
C/Heating & Hot Water included in Rent  
| Part Double Glazed | Close to Town |  
Ready Now |



ACCOMMODATION

Main entrance door leads to :-

COMMUNAL HALLWAY

Stairs rise to the first floor. Landing area and a further front door to Flat 4.

LIVING AREA 1

UPVC double glazed window to the side of the property. Central heating radiator. Open plan through to :-

MAIN LIVING AREA

Decorative cornice work. Triple aspect sash windows to the front of the property. TV point. Phone point. Central heating radiator. Range of quality wall and floor mounted units with decoratively tiled splashbacks and complimentary work surfaces. Single drainer. Plumbing and drainage fir washing machine. Space for under counter fridge.

SHOWER ROOM

Wash hand basin with tiled splashback. Wall mirror. Separate tiled shower cubicle with fitted electric shower, rail and curtain. low level WC. Part tiled walls. Extractor fan. Wood effect flooring.

AGENTS NOTES

The rent includes central heating and hot water. The property is Council Tax Band A. Prospective tenants must have good all round references and be able to show a gross earned income of circa £16500 per annum. SORRY NO SMOKERS OR PETS

CLIFFORD HOUSE

