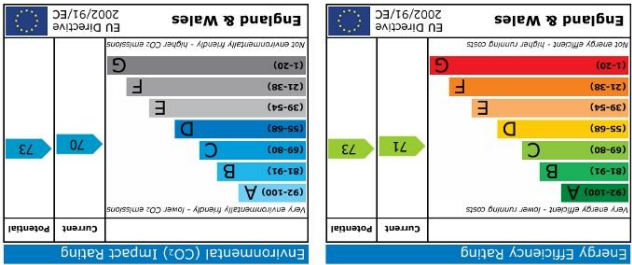


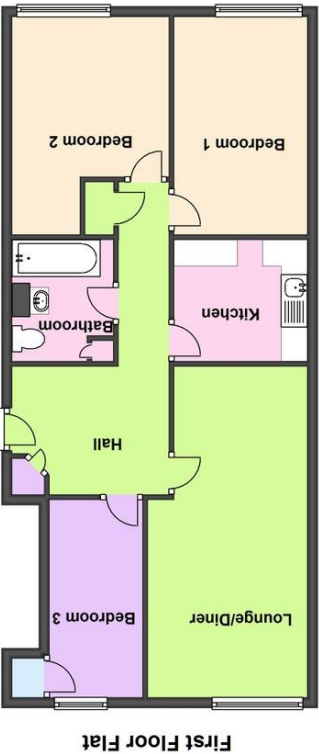


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 PlanUp.



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111A PRESTON DOWN ROAD
PAIGNTON, TQ3 1DS

£925 PCM

A spacious and well-presented three-bedroom first-floor flat offers comfortable living in a highly convenient Preston location, making it an excellent choice for families, professionals, or couples. Comprises entrance hallway, three bedrooms, lounge/diner, kitchen and bathroom. Great location.



AVAILABLE SOON | First Floor Flat | 3
Bedrooms | Lounge | Kitchen |
Bathroom | Gas Central Heating |
Double Glazing | Long Let Available |
Ideal for Local Shops & Amenities



ACCOMMODATION

UPVC double glazed door and windows to the side into;

HALLWAY

Radiator. Two storage cupboards, one with plumbing for washing machine. Inset spotlighting. Skylight window.

LOUNGE / DINING ROOM

20' 8 max" x 9' 11" (6.3m x 3.02m) UPVC double glazed window. Two radiators. Telephone point. Mock fireplace.

KITCHEN

8' 4" x 7' 7" (2.54m x 2.31m) Wall and base units with roll edge worktops and tiled surrounds. Stainless steel sink and drainer with mixer tap. Space for electric cooker. Space for under unit appliance. Tile effect vinyl flooring. Roof level UPVC double glazed window.

BEDROOM ONE

13' 7" x 8' 5" (4.14m x 2.57m) UPVC double glazed window. Radiator.

BEDROOM TWO

13' 6 max" x 9' 9" (4.11m x 2.97m) UPVC double glazed window. Radiator.

BEDROOM THREE

12' 5" x 5' 10" (3.78m x 1.78m) UPVC double glazed window. Radiator. Built in cupboard with modern combi boiler.

BATHROOM

Low level WC. Wash hand basin with cupboard below. Panelled bath with chrome taps. Part tiled walls. Electric shower. Chrome towel radiator. Roof height double glazed window.

AGENTS NOTES

Prospective tenants will need to have good work, credit and previous Landlords references. Initially a 6 Month AST. All mains services connected. Also you will need to show and earned income of circa £27,750 to pass the affordability checks. You will need to pay 5 weeks rent as a deposit. Sorry but zero hours and probationary contracts will not be considered as satisfactory for referencing purposes. Council Tax Band B.

