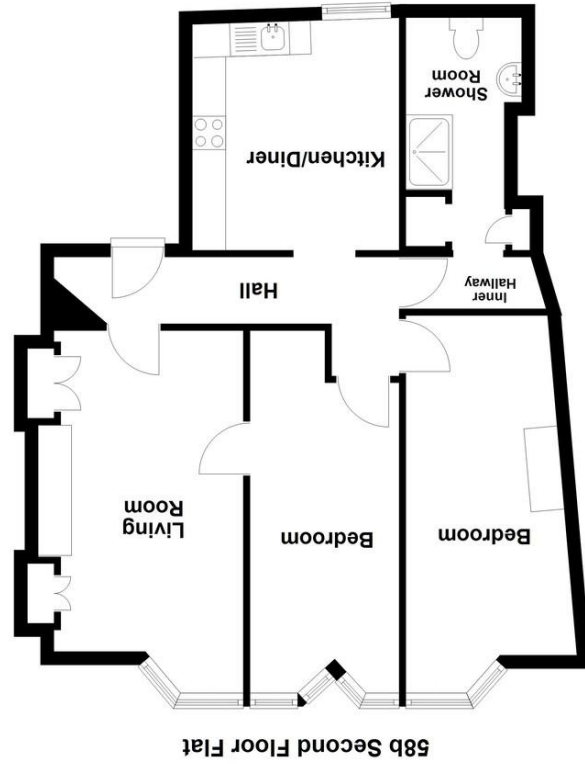
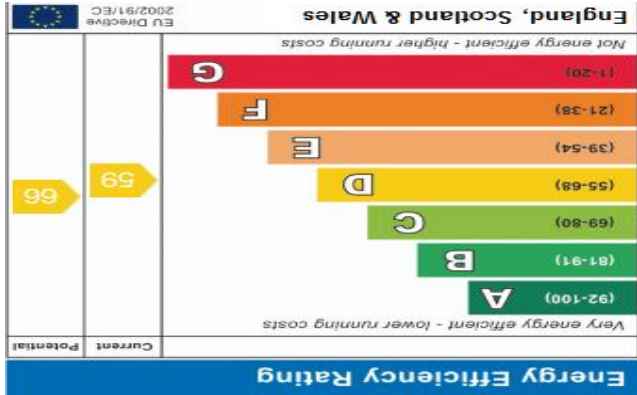




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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## 58B VICTORIA STREET PAIGNTON, TQ4 5DS

**£700 PCM**

A second floor flat situated above Ladbrokes opposite Paignton Railway Station. Accommodation comprises 2 Bedrooms, Lounge, Kitchen/Diner, Hallway and Bathroom. Its a little dated inside hence the competitive rental price. All of Paignton town centre amenities are close at hand including a comprehensive selection of shops, public houses/eating venues and cultural/recreational activities. Paignton also possesses a main line railway station linking Penzance with London Paddington. This particular property also affords level access to all the nearby amenities.



## 58B VICTORIA ST

SECOND FLOOR FLAT | TOWN CENTRE  
| OPPOSITE THE RAILWAY STATION |  
2 BEDROOMS | LOUNGE | K/DINER |  
BATHROOM | HALLWAY | ELECTRIC  
HEATING | READY NOW



### ACCOMMODATION

Communal entrance door leads into :-

### ENTRANCE HALLWAY

Stairs rise to the first floor landing. Further door though to :-

### LANDING AREA

Stairs up to the second floor. Front door into 58B.

### ENTRANCE HALL

Cupboard housing meters and circuit breaker box. Smoke alarm. Doors to :-

### KITCHEN/ DINER

*11' 5" x 10' 2" (3.48m x 3.10m)* Double glazed window to the rear of the property. Rang of wall and floor mounted units with rolled edge work surfaces. Fitted oven and hob with cooker hood over. Plumbing for washing machine, Sink with mixer tap. Ample space for fridge/freezer.

### LIVING ROOM

*15' 8" Max x 9' 10" (4.79m x 3.00m)* Double glazed window to the front of the property with Town views. Picture rail. Modern night storage heater. Useful built-in cupboards. Smoke alarm. Interconnecting door to the Bedroom.

### BEDROOM

*16' 11" Plus Bay x 10' 9" (5.17m x 3.28m)* Two double glazed windows to the front of the property with Town views. Doors to the Hallway and Living room.

### BEDROOM

*15' 8" Plus Bay x 11' 0" Narrowing (4.79m x 3.36m)* Double glazed window to the front of the property with Town views. Picture rail.

### INNER HALLWAY

Modern night storage heater. Door to :-

### SHOWER ROOM

*12' 3" x 4' 10" (3.75m x 1.48m)* Oversized shower cubicle with fitted electric shower. Pedestal wash hand basin. Low level WC. Extractor fan. Useful storage niche. Small cupboard.

### AGENTS NOTES

The property is Council Tax Band A . It has all mains services connected. Openreach says that fibre to cabinet broadband is available in the street. Council pay to park car park is close by. Prospective tenants will need to have good references, an income of circa £21,000, plus be able to pay the first months rent plus 5 weeks rent (£807.69) as a deposit to start the tenancy.

## 58B VICTORIA ST

