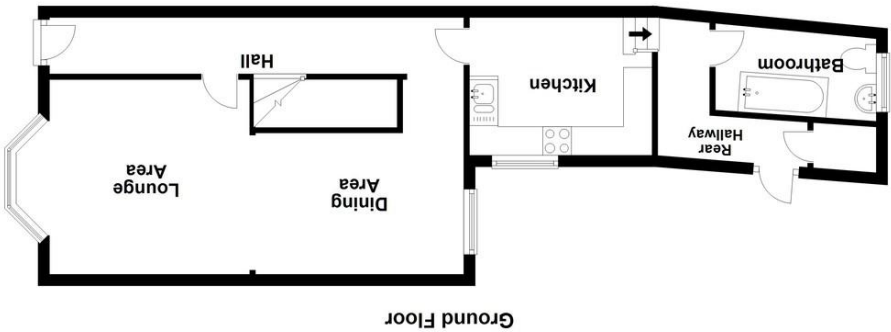
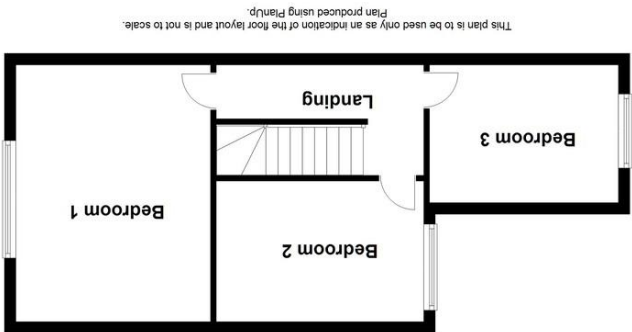
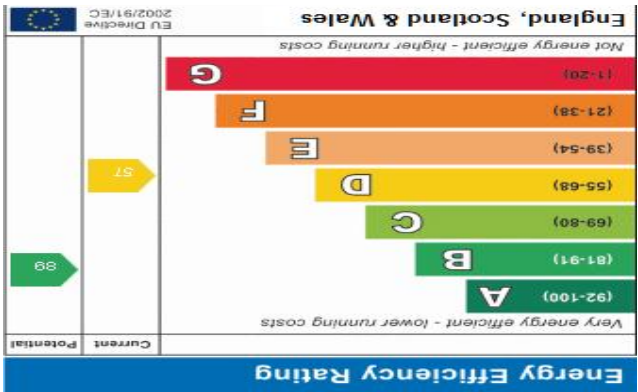




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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5 CLIMSLAND ROAD
PAIGNTON, TQ4 5LY

£1,100 PCM

A mature mid terraced house located close to local amenities, schools and within close proximity of the town centre. Comprising entrance hallway, lounge/diner, kitchen, 3 good sized bedrooms and a ground floor bathroom. Benefitting from gas central heating, double glazing, front and rear courtyard gardens. Early viewing is recommended to avoid disappointment and to appreciate the benefits this family home has to offer.



5 CLIMSLAND ROAD

MATURE TERRACED FAMILY HOME | 3
BEDROOMS | LOUNGE/DINING ROOM |
KITCHEN | DOWNSTAIRS BATHROOM |
GAS CENTRAL HEATING | UPC DOUBLE
GLAZING | COURTYARD GARDENS |
CLOSE TO TOWN |



ACCOMMODATION

UPVC front door leads into :-

ENTRANCE HALLWAY

Stairs rise to the first floor. Gas meter cupboard.
Radiator. Laminated wooden flooring. Smoke alarm.
Door to and open plan through to the living room.

LIVING ROOM

25' 9" x 10' 2" widens (7.87m x 3.11m) Double glazed
windows to the front and rear of the property. Meter
cupboard. Phone and internet points. Radiator. Door
through to the Kitchen.

KITCHEN

12' 9" x 7' 2" (3.91m x 2.20m) Double glazed window. A
range of wall and base units with roll edge worktops
and tiled surrounds. One an quarter bowl stainless steel
sink and drainer with mixer tap. Fitted oven and hob
with cooker hood over. Space and plumbing for washing
machine. Tiled flooring.

BATHROOM

9' 0" x 5' 1" (2.76m x 1.56m) Obscure double glazed
window to the rear of the property. White three piece
suite comprising bath with electric shower and screen
over, pedestal wash hand basin and low level WC.
Extractor fan. Radiator. Tiled around the bath. Tiled
floors.

REAR HALL

Tiled floor. Double glazed door to the rear. Co alarm.
Cupboard housing the boiler.

FIRST FLOOR LANDING

Access to loft space. Smoke alarm. Doors to :-

BEDROOM 1

14' 8" x 11' 3" (4.49m x 3.45m) UPVC double glazed
window overlooking the front of the property. Central
heating radiator. Laminated wood flooring.

BEDROOM 2

12' 0" x 8' 8" (3.67m x 2.65m) UPVC double glazed
window overlooking the rear of the property. Central
heating radiator. Laminated wooden flooring.

BEDROOM 3

10' 5" x 7' 0" (3.18m x 2.14m) UPVC double glazed
window overlooking the rear of the property. Central
heating radiator. Laminated wood flooring.

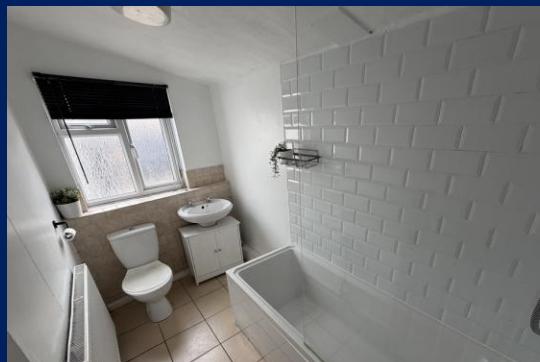
OUTSIDE

There are courtyard style garden areas to the front and
rear of the property. Street parking.

AGENTS NOTES

All mains services connected. Council Tax Band B.
Street parking. Open Reach postcode checker says that
Full Fibre Broadband is available in the street.
Prospective tenants will need to provide good
references, credit references also previous landlords and
current employers. They will also need to prove a gross
income of circa £34,000 per annum to meet current
affordability calculations. A deposit equivalent to 5
weeks rent will also be required.

5 CLIMSLAND ROAD



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