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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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173 OCCOMBE VALLEY ROAD
PAIGNTON, TQ3 1QR

£1,350 PCM

An extended, very well presented semi-detached family home in the sought-after Preston area of Paignton enjoying an open woodland outlook from many aspects situated in a cul-de-sac location. It offers 4 Bedrooms, Lounge, Kitchen/Dining Room, Downstairs Cloakroom and family Bathroom. Gas centrally heated and double glazed throughout. Outside there are tiered easy maintenance Gardens and an Oversized Garage. Available to rent soon call to register your interest.



173 OCCOMBE VALLEY RD

Semi-Detached Family Home | 4

Bedrooms | Lounge | Fitted Kitchen |

Bathroom & Downstairs Cloakroom |

Double Glazing | Gas Central Heating |

3 Tiered Gardens | Driveway |

Oversized Garage



BEDROOM 3

7' 6" x 6' 5" (2.31m x 1.96m) UPVC double glazed window to rear aspect. Central heating radiator with thermostat control.

BATHROOM

6' 7" x 5' 10" (2.01m x 1.80m) UPVC obscure glazed window. Comprising panelled bath with shower over, vanity unit with inset wash hand basin. Low level WC with concealed cistern. Towel radiator. Part tiled walls. Extractor fan.

OUTSIDE

To the front of the property is a single garage and drive at road level. Steps lead to the side laid to concrete patio with a seating area enclosed by timber balustrade offering access to the rear garden and to the front door. The rear garden is tiered over THREE levels and has been landscaped to offer several different seating areas with artificial grass and planting borders with a top deck offering a larger entertaining space with timber pagoda to one corner.

GARAGE

18' 0" x 11' 10" (5.49m x 3.63m) Double timber doors, strip lights, power points, gas meter, electric meter and consumer unit.

ACCOMMODATION

UPVC obscure double glazed entrance door leads to :-

ENTRANCE HALLWAY

7' 8" x 6' 0" (2.34m x 1.85m) Stairs with hand rail rising to the first floor Central heating radiator with thermostat control. Smoke alarm. Wood flooring. Doors to :-

LIVING ROOM

15' 3" x 11' 10" (4.65m x 3.61m) UPVC double glazed window to front aspect with outlook over surrounding woods. Two central heating radiators with thermostat controls. Recessed mock fireplace. Wood flooring. TV point.

KITCHEN/DINER

20' 9" x 6' 5" (6.34m x 1.96m) Skylights. Refitted with kitchen comprising a modern range of base and wall units with work surfaces over, inset single sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, built-in eye level double electric oven, integral dishwasher, cupboard for the washing machine, integral fridge and freezer. CO alarm. Open plan through to Dining Area. Central heating radiator with thermostat control. Electric velux windows. Wood flooring.

AGENTS NOTES

We are told that all mains services are connected. council Tax Band C. Prospective tenants will need to show/prove an earned income of circa £41000 per annum and have clean landlord, employment and credit references to pass referencing affordability and be able to pay 5 weeks rent as a deposit. Some photos used are from a previous listing and are for illustration purposes only.

CLOAKROOM

Low level WC. Sink set within useful vanity unit. Wood flooring.

BEDROOM 4 / DINING ROOM

11' 3" x 7' 6" (3.45m x 2.31m) UPVC double glazed window to front aspect with outlook over to woodland. Central heating radiator with thermostat control. Cupboard housing the boiler and CO alarm.

FIRST FLOOR LANDING

UPVC double glazed window to rear aspect. Access to loft space. Central heating radiator with thermostat control. Airing cupboard with slatted shelving. Doors to :-

BEDROOM 1

10' 11" x 10' 5" (3.33m x 3.18m) UPVC double glazed window to front aspect with outlook over to the woodland. Central heating radiator with thermostat control. TV point.

BEDROOM 2

10' 11" x 9' 1" (3.33m x 2.77m) UPVC double glazed window to front aspect with outlook over woodland. Central heating radiator.

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