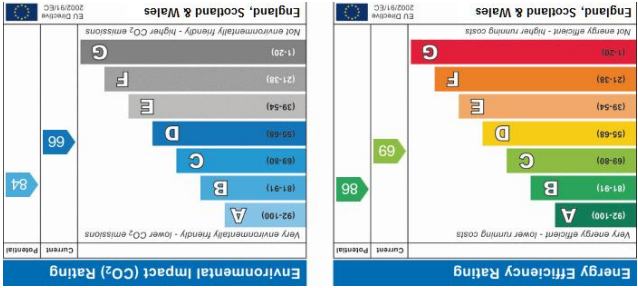


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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72 WATERLEAT AVENUE
PAIGNTON, TQ3 3UJ

£1,125 PCM

A recently decorated Modern Two Bedroomed Terraced House close to the Amenities of Paignton Town Centre, Bus Services and Access both into and out of the Town. Accommodation briefly comprises; Entrance Porch, Hall, , Lounge, Kitchen/Dining Room, rear Porch, Two Bedrooms, Landing and Bathroom. Furthermore the property has UPVC Double Glazing and Gas Central Heating throughout. Outside there are front and low maintenance rear Gardens. Available now!!



72 WATERLEAT

AVAILABLE NOW! | Modern Terraced House | 2 Good sized Bedrooms | Lounge | Kitchen/Dining Room | UPVC Double Glazing | Gas Central Heating | Open Views | Access to Town & Road Network |



ACCOMMODATION

UPVC entrance door. Coach lamp.

ENTRANCE PORCH

4' 10" x 5' 5" (1.49m x 1.67m) Double glazed window to the side of the property. Cupboard housing circuit breaker box. Wall heater. Door to :-

LIVING ROOM

16' 0" x 10' 3" (4.88m x 3.14m) UPVC double glazed window to the front of the property with open views across Paignton towards countryside in the distance. Central heating radiator with thermostatic control. Thermostat and controller unit. Telephone point.

KITCHEN/ DINING ROOM

16' 0" x 9' 9" (4.88m x 2.98m) UPVC double glazed windows overlooking the rear of the property. Fitted with a range of modern wall and floor mounted units with rolled edge work surfaces and tiled splash backs. Single drainer sink with mixer tap over. Plumbing and drainage for washing machine. Space for gas cooker. Store cupboard plus another cupboard housing the gas meter. Wall mounted combi-boiler. Smoke alarm. Space for further appliances. Stairs rise to the first floor.

REAR PORCH

5' 7" x 3' 3" (1.72m x 1.00m) UPVC double glazed door to the rear of the property. Recessed storage area with useful shelving.

FIRST FLOOR LANDING

Access to insulated loft space with pull down ladder. Smoke alarm. Doors to :-

BEDROOM 1

16' 0" x 10' 4" Widening (4.88m x 3.15m) UPVC double glazed window to the front of the property with open views across Paignton towards countryside in the distance. Recessed storage space. Central heating radiator with thermostatic control.

BEDROOM 2

9' 9" Plus Wardrobe x 9' 6" (2.99m x 2.92m) UPVC double glazed window to the rear of the property. Central heating radiator with thermostatic control. Built-in cupboard.

BATHROOM

6' 5" x 6' 2" (1.98m x 1.88m) Obscure UPVC double glazed window to the rear of the property. Three-piece suite comprising pedestal wash hand basin, low level WC and bath with shower attachment over. Chrome towel radiator. Tiled walls. Extractor fan. Wall mirror.

OUTSIDE

To the front there is a sloped lawned garden with slabbed steps leading up to the front door. To the rear there is an easy maintenance southerly facing courtyard garden with patio and shrubbery. Rotary line. The garden is enclosed by timberlap fencing and has gated access to a rear pedestrian lane.

AGENTS NOTE

The property is Council Tax Band B. We are told all mains services are connected. BT Openreach Postcode Checker says that fibre to cabinet broadband is available in the street. Prospective tenants must have an income in the region of £33,750, a Deposit of 5 weeks rent and have good all around references to be eligible for this property. Off road parking.

72 WATERLEAT

