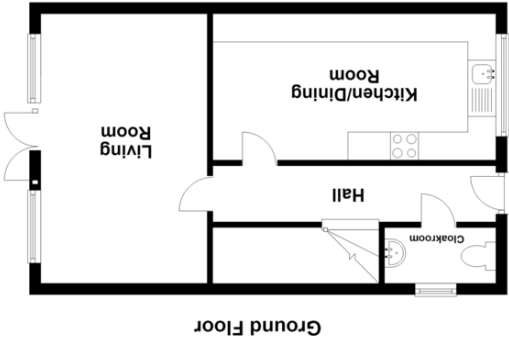
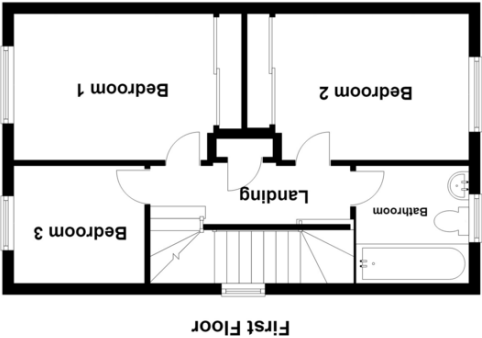
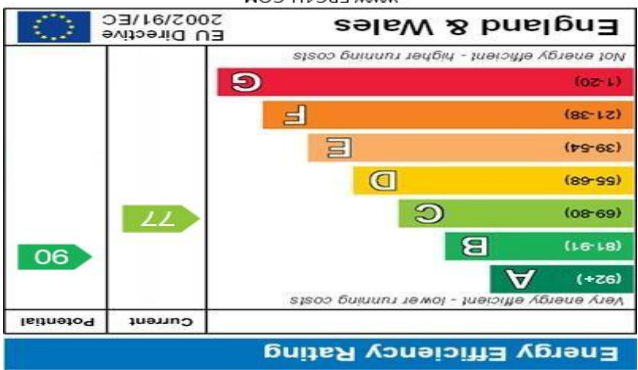




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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**88 YORK ROAD**  
**PAIGNTON, TQ4 5NS**

**£1,200 PCM**

AVAILABLE LATE AUGUST a MODERN three bedroom semi-detached house, situated in a quiet, private gated cul-de-sac at the top end of York Road. Accommodation comprises 3 Bedrooms, Lounge, Kitchen /Dining Room, Downstairs Cloakroom and a Bathroom. It has gas central heating and UPVC double glazing throughout. Outside there is a private rear garden and a parking space leading up to a single Garage. Well located for access to the Town, Schools and many other Amenities.





88 YORK ROAD

GATED DEVELOPMENT | MODERN SEMI  
DETACHED HOUSE | 3 BEDROOMS |  
LOUNGE | KITCHEN/DINING ROOM |  
GAS CENTRAL HEATING | DOUBLE  
GLAZING | REAR GARDENS | GARAGE  
WITH PARKING ON FRONT | AVAILABLE  
LATE AUGUST



ACCOMMODATION

Double glazed front door leads into :-

HALLWAY

Stairs rising to the first floor. Radiator. Telephone point.  
Useful understairs area. Doors to :-

CLOAKROOM

UPVC double glazed window to the front. White suite  
comprising low level WC and pedestal wash hand basin.  
Tiled floor. Radiator.

KITCHEN / DINING ROOM

16' 6" x 8' 2" (5.03m x 2.50m) UPVC double glazed  
window to the front of the property. Fitted with a range  
of modern wall and floor mounted units with rolled edge  
work surfaces and tiled splashbacks. Inset hob and oven  
with cooker hood over. Integrated dishwasher and  
washing machine. Gas boiler for central heating and  
domestic hot water. Spot lighting. Central heating  
radiator.

LIVING ROOM

15' 3" x 9' 8" (4.65m x 2.95m) UPVC double glazed  
french doors giving access to the rear garden with  
matching UPVC double glazed windows. Radiator. TV  
point. Telephone point.

FIRST FLOOR LANDING

Access to loft space. Linen cupboard. Doors to :-

BEDROOM 1

13' 5" x 8' 5" (4.11m x 2.57m) UPVC double glazed  
window to the rear. Radiator. Built-in wardrobes.

BEDROOM 2

12' 9" x 8' 6" (3.91m x 2.60m) UPVC double glazed  
window to the front. Radiator. Built-in wardrobes.

BEDROOM 3

9' 10" x 6' 5" (3.00m x 1.96m) UPVC double glazed  
window to the rear. Radiator.

BATHROOM

6' 6" x 6' 5" (2.00m x 1.96m) Fitted with white suite  
comprising panelled bath with shower over. Pedestal  
wash hand basin with useful vanity unit below. Low low  
level WC. UPVC obscure double glazed window.  
Radiator. Shaver point. Mirror fronted medicine cabinet.  
Extractor fan . Tiled splash backs.

OUTSIDE

The front of the property is approached from the  
parking area via a block paved communal walk way  
which leads to the front door. To the rear is a garden  
mainly laid to lawn and is enclosed by timber fencing,  
with paved walk way giving access to the side of the  
property.

GARAGE IN BLOCK

Single garage with up and over door, power, light and  
having 1 parking space in front of it.

AGENTS NOTES

This gated development encompasses just 5 properties  
the communal front gardens and forecourt are jointly  
owned. Parking Space in front of your Garage. All mains  
services connected. Council Tax Band C. All mains  
services are connected. Open Reach postcode checker  
says that Ultrafast 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 £36,000 per annum to meet current  
affordability calculations. A deposit equivalent to 5  
weeks rent will also be required.

88 YORK ROAD

