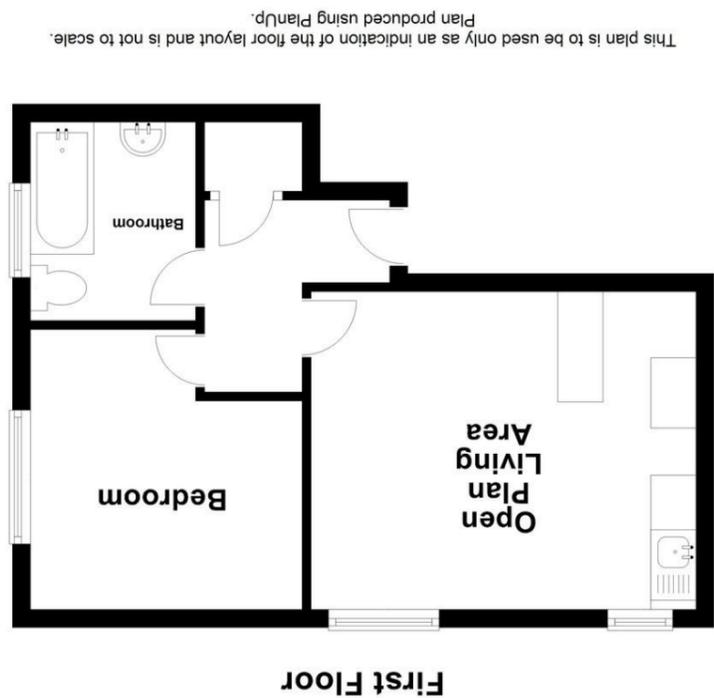




**OFFICE**  
 49 Hyde Road, Paignton,  
 Devon, TQ4 5BP  
 01803 521111 | info@propertyladderdevon.com  
 propertyladderdevon.com

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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**FLAT 4 CANONSLEIGH,**  
**28 TOTNES ROAD PAIGNTON, TQ4 5JZ** **£650 PCM**

Number 4, Canonsleigh is a compact, bijou First Floor Flat ideally situated for access the many Shops and Amenities of Paignton Town Centre. Sorry NO PETS or SMOKERS. It offers 1 Bedroom, Open Plan Living Area with refitted Kitchen, refurbished Bathroom and Hallway. Other benefits include UPVC double glazing and Gas Central Heating. Communal cellar storage area. Off Street Parking.



## 4 CANONSLEIGH

Bijou First Floor Flat | Close To The Towns Amenities | SORRY NO PETS OR SMOKERS | Converted First Floor Flat | 1 Bedroom | Living Room With Kitchen Area | Bathroom | UPVC Double glazing | Gas Central Heating | Parking



### DIRECTIONS

Leaving Town on the Totnes Road turn right into New Street. Proceed 100m then turn left in to the lane at the end turn right and Canonsleigh can now be found on your left hand side.

### ACCOMMODATION

From the parking areas staircase leads up to the communal front door.

### COMMUNAL HALLWAY

Doors to :-

### ENTRANCE HALLWAY

Built-in airing cupboard housing the modern gas boiler which provides central heating and hot water. Access to the loft space. Central heating radiator. Doors to:-

### LIVING ROOM/ KITCHEN

14' 0" x 11' 6" (4.27m x 3.51m) The living area is very light and airy. UPVC double glazed windows to the side of the property. A recently refitted Kitchen features a range of wall and floor mounted units with contrasting work surfaces and complimentary tiled splashbacks. Stainless steel single drainer sink. Space for fridge freezer. Plumbing for a washing machine or dishwasher in the cupboard. TV & Phone points. Central heating radiator.

### BEDROOM

9' 10" x 9' 8" (3.00m x 2.97m) A double room with double glazed window to the rear with an open outlook to the rear and across the rooftops of Paignton. Central heating radiator.

### BATHROOM

7' 6" x 6' 7" (2.29m x 2.01m) Recently refurbished it boasts a white bathroom suite comprising of bath with mixer shower tap over and folding shower screen. Pedestal wash hand basin with a vanity cupboard bleed. WC. Wainscoting to half wall height. Wipe clean walling. Obscure UPVC double glazed window to the rear. Central heating radiator.

### COMMUNAL CELLAR AREA

Useful for extra storage for the use all of the residents.

### OUTSIDE

An off road parking space for one car and visitor parking.

### AGENTS NOTES

Initially offered on a 12 Month Assured Shorthold Tenancy basis. Potential Applicants will need good current Landlords, Credit references and prove an EARNED INCOME of circa £22,000 per annum. You will need the first months rent plus 5 weeks rent as a deposit to take up this tenancy. Council Tax Band A. All mains services connected. 1 Parking space. Open reach postcode checker says that fibre broadband is available in the street. Note photos used from when it was occupied for illustration purposes only.

## 4 CANONSLEIGH

