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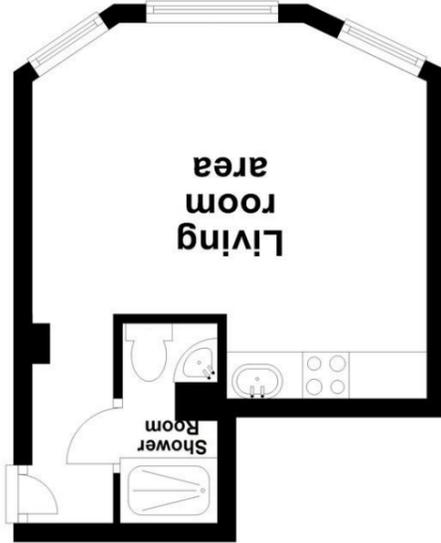
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This plan is to be used only as an indication of the floor layout and is not to scale. Plan produced using PlanUp.



Ground Floor



33, SANDS ROAD, PAIGNTON, TQ4 6EG **£500 PCM**

A compact Ground Floor studio flat ideal for a Single Person being located just off Paignton Sea Front and Esplanade. It offers Open Plan Living Room with refitted Kitchen Area and Shower room. Benefits include Double Glazing and communal Gas Central Heating and Hot water both included in the rent. Ideal for a single working person. Off Road Parking. Great for access to the Sea Front and the Town Centre. Regret no smokers or pets.



33 SANDS ROAD

Compact Studio Flat | Ground Floor |
Living Space | Refitted Kitchen Area |
Includes Heating & Hot Water |
Residents Parking | Ideal for a Single
Person | Close to Town | Close to Sea
Front | Ready to Let



COMMUNAL ENTRANCE DOOR

UPVC double glazed communal front door to :-

COMMUNAL ENTRANCE HALLWAY

UPVC double glazed window to the side of the property.
Entrance door to the left for Studio Flat 1

ENTRANCE HALLWAY

Coved and textured ceiling. Phone point. Cupboard housing circuit breaker box and key meter. Doors to :-

SHOWER ROOM

Pedestal wash hand basin. Low level WC. laminate flooring. Shower cubical with fitted electric shower. Wipe clean walling. Folding glass screen. Part tiled walls. Extractor fan

LIVING & KITCHEN SPACE

UPVC double glazed windows to the front of the property, Central heating radiator. Newly fitted carpet, Smoke detector, TV Ariel. KITCHEN AREA. Newly fitted vinyl flooring. Range of wall and floor mounted units with rolled edge worksurfaces and panelled splashbacks. Stainless steel round sink with mixer tap over. Fitted electric hob and oven. Fitted extractor fan over. Undercounter space for appliance

OUTSIDE

Communal parking areas

AGENTS NOTES

Initially available on a 6 month Assured Shorthold Tenancy. The property is Council Tax Band A. The rent includes heating and hot water. Prospective tenants must have good all round references and be able to show a gross earned income of circa £16,000 per annum. SORRY NO SMOKERS OR PETS.

33 SANDS ROAD

