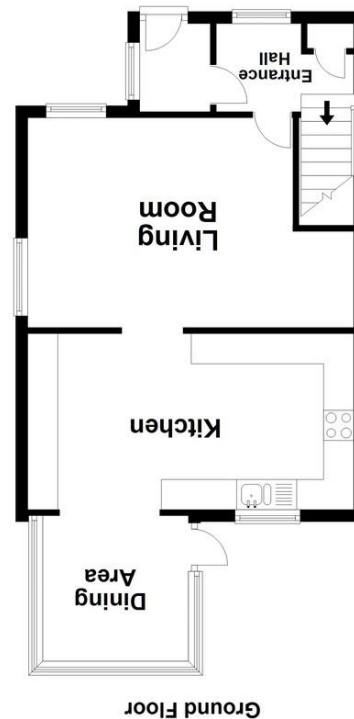
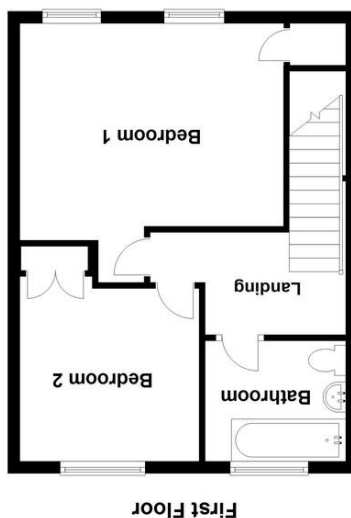




OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 01803 521111 | info@propertyladderdevon.com
 propertyladderdevon.com

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



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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62 ELSDALE ROAD
PAIGNTON, TQ4 5NX

£1,100 PCM

VIEWINGS FROM APRIL - A deceptively spacious End Terraced Home ideally situated within easy reach of Paignton town centre and other local amenities including the Leisure Centre, Schools, Beaches and Supermarkets. Briefly it comprises Entrance Hallway, Cloakroom, Living room, quality Fully Fitted Kitchen/Dining Room, Two Double Bedrooms and a Bathroom. Gas Centrally Heated and Double Glazed throughout. Outside there are Gardens, a Summer House, Garage and Parking nearby.



62 ELSDALE ROAD

STYLISH END TERRACED HOUSE |
VIEWINGS AVAILABLE FROM APRIL | 2
DOUBLE BEDROOMS | HIGH QUALITY
K/DINING ROOM | BATHROOM |
DOUBLE GLAZING | GAS CENTRAL
HEATING | EASY MAINTENANCE
GARDEN | SUMMER HOUSE | GARAGE &



OUTSIDE

To the front is a small gravelled garden area with shrubberies and palm tree. To the rear you will find an enclosed, easy maintenance, secluded, patio garden with a pergola and trellis work fencing features. Outside tap. Underhouse storage. Gated access to the front of the property. Timber Summerhouse. Garage & Driveway.

AGENTS NOTES

Council Tax Band C. All mains services connected. Open reach postcode tool says that fibre broadband is available in the street. Initially offered on a 12 Month AST basis. Applicants will need good all round references plus have an earned income of circa £33,000 per annum. You will need the first months rent plus a deposit of £1,269.23 to start the tenancy.

ACCOMMODATION

Composite front door leads into :-

ENTRANCE VESTIBULE

Further composite door with glazed insert and security peephole. Window to the side of the property.

ENTRANCE HALLWAY

Double glazed window to the front of the property. Stairs rise to the first floor. Cupboard housing meters, circuit breaker box and combi boiler. Laminated wood flooring. Central heating radiator. Thermostat. Door to :-

LIVING ROOM

17' 9" MAX x 11' 5" (5.43m x 3.49m) Double glazed windows to the front and side of the property. Coved ceiling. Central heating radiator. Internet point. Leads through to :-

KITCHEN / DINING ROOM

17' 9" x 10' 0" (5.42m x 3.06m) A super high quality kitchen with an extensive range of wall and floor mounted units plus larder cupbrads and stone worksurfaces with tiled splashbacks. One and a quarter bowl sink with mixer tap over. Integrated Neff appliances including double oven within tower unit, hob and contemporary hood over. Integrated full size dishwasher and washing machine. Space for american fridge/freezer. UPVC double glazed window to the rear

of the property. Under unit and kick board lighting. Spotlighting. Open plan through to Dining Area which measures 2.48m x 2.20m highly glazed looking out over the garden and rooftops. UPVC double glazed door leading down to the courtyard gardens.

FIRST FLOOR LANDING

Access to loft space. Floating shelves. Central heating radiator. Smoke alarm. Doors to :-

BEDROOM 1

14' 7" x 10' 0" plus Door Recess (4.45m x 3.05m) Two UPVC double glazed windows overlooking the front of the property. Two central heating radiators. Useful linen closet.

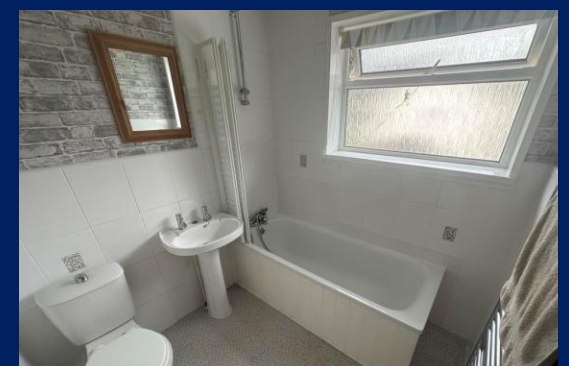
BEDROOM 2

10' 11" x 8' 11" (3.34m x 2.74m) UPVC double glazed window overlooking the rear of the property. Central heating radiator. Deep built-in double wardrobes with further storage over.

BATHROOM

6' 9" x 6' 5" (2.06m x 1.98m) Obscure UPVC double glazed window to the rear of the property. A modern suite comprising pedestal wash nad basin, low level WC and bath with mixer shower head attachment and shower screen. Chromed towel radiator. Part tiled walls. Downlighters.

62 ELSDALE ROAD



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