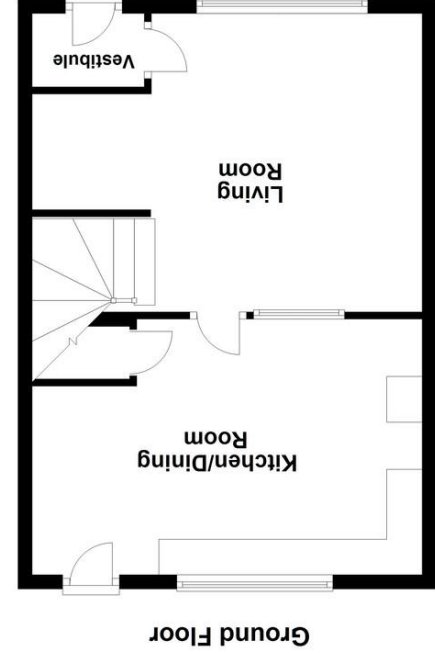
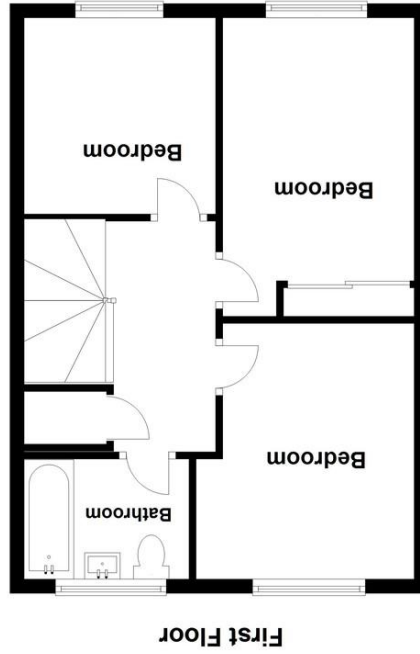




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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**16 FERNDALE ROAD, SHIPHAY,
TORQUAY, TQ2 6JT**

£1,100 PCM

A spacious, modern mid-terraced house in a quiet cul-de-sac Shiphay close to the hospital, grammar schools and local amenities. Ground floor comprises a large lounge with door through to the kitchen/dining room. On the first floor there are 3 bedrooms and a family bathroom. Double glazing and gas central heating throughout Front garden and a patio gardens to the rear. Garage in a block nearby and on road parking.



16 FERNDALE ROAD

Modern Mid Terraced Family Home |
Quiet Cul-de-Sac Location | Spacious
Lounge | Kitchen/Dining Room | 3
Good Sized Bedrooms | Bathroom | Gas
Central Heating | Double Glazing |
Gardens | Garage & Street Parking



AGENTS NOTES

Initially offered on a 12 month Assured Shorthold Tenancy basis. Council Tax Band is C. All mains services are connected. Garage in a Block nearby. 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 £33,000 per annum to meet current affordability calculations. A deposit equivalent to 5 weeks rent will also be required.

ACCOMMODATION

UPVC entrance door leads into :-

ENTRANCE VESTIBULE

Further door into :-

LIVING ROOM

17' 10" Max x 13' 8" (5.46m x 4.17m) UPVC double glazed window to the front of the property. Central heating radiator. Useful cupboard. Stairs rising to the first floor. Door to :-

KITCHEN/DINING ROOM

17' 10" x 11' 7" (5.46m x 3.55m) UPVC double glazed window and door looking out over and leading out to the rear gardens. Range of wall and floor mounted kitchen units with rolled edge worksurfaces and tiled splashbacks. Integrated stainless steel oven and hob with stainless steel hood over. One and quarter bowl sink with mixer tap over. Store cupboard. Space and plumbing for washing machine. Space for further appliance. Central heating radiator.

FIRST FLOOR LANDING

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

BEDROOM

13' 8" x 8' 9" (4.18m x 2.69m) UPVC double glazed window to the front of the property. Fitted sliding door fronted wardrobes. Central heating radiator.

BEDROOM

10' 4" x 8' 7" (3.17m x 2.63m) UPVC double glazed window to the front of the property. Central heating radiator.

BEDROOM

11' 11" x 9' 1" (3.65m x 2.78m) UPVC double glazed window to the rear of the property. Central heating radiator.

BATHROOM

Obscure UPVC double glazed window to the rear of the property. Fitted with a modern 3 piece suite comprising wash hand basin set within useful vanity, low level WC, bath with fitted shower and folding shower screen. Wood effect flooring.

OUTSIDE

To the front a few steps up to the front gardens which are laid to lawns and gravelled areas bisected by a pathway leading up to the front door. To the rear there are patio gardens with timber fencing. Nearby is a single garage in a block with up and over door.

16 FERNDALE ROAD

