



Flat 3, 56b Victoria Street, Paignton, Devon, TQ4 5DS  
Flat - First Floor  
£875 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112

A hugely deceptive and spacious 3 bedroomed flat located on the first floor of this central building in the heart of Paignton. The property is perfectly placed for all that Paignton has to offer with excellent links to the mainline station opposite and principal Paignton central bus station with services to surrounding towns and beyond.

The property is presented to a good standard and comes complete with PVCu double glazing and a gas combination boiler. The property is accessed via a communal entrance stairway from the first floor. The entrance hallway is a great size and has extra space which could be used as a study area. The spacious lounge has a good size bay fronted bay window enjoying a very interesting open view across the town down Torbay Road which leads to Paignton Beach and pier. The kitchen is located adjacent to the principal living room with space for a dining table if required. The main bedroom is located to the front of the property and also has a lovely bay window enjoying the similar open views.

Towards the rear of the property you can find two further double bedrooms, a separate shower room, separate WC and utility room. Overall the property is well presented and would make a lovely home in a great central and convenient spot. Note, there is no parking with this property and pets are not accepted due to the lease restrictions.

In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.

**Council Tax Band: A**



- 3 Bed First Floor Flat
- Modern Kitchen & Shower Room
- Enjoying Open Outlook
- Holding Deposit £201.00

- Newly Decorated and Carpeted
- Gas Central Heating & Double Glazing
- Council Tax Band A
- Deposit £1009.00



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TOTAL FLOOR AREA : 1019 sq. ft. (94.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C	74	74	
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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