



52a Victoria Street, Paignton, Devon TQ4 5DS

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- 2/3 bedroom apartment • Large kitchen and Lounge • Available end of October • Tenant fees apply • Council Tax Band D • Central location

£825 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION AND DESCRIPTION

All of Paignton town centre amenities are close at hand including a comprehensive selection of shops, public houses/eating venues and cultural/recreational activities. Paignton also possesses a main line railway station linking Penzance with London Paddington. This particular property also affords level access to all the nearby amenities.

The property is a 2/3 bedroom flat with its own separate entrance from Victoria Street. Noteworthy features include the well-appointed kitchen and bathroom, part double glazing and gas fired central heating.

## DIRECTIONS

From the Railway Station proceed to Victoria Street and the property is immediately on the left above Gurkha's Diner.

## ACCOMMODATION

Self contained entrance door to:-

ENTRANCE HALL Staircase to upper hall.

LIVING ROOM 16'6" x 13'2" (5.1m x 4.0m) Overall. Radiator and large window overlooking the street scene.

DINING ROOM 16'6" x 10'6" (5.1m x 3.2m) Overall. Radiator and large window overlooking the street scene.

KITCHEN 14'2" x 12'9" (4.3m x 3.9m) Range of laminate fronted floor/wall cupboards, drawers, rolled edge work surfaces and stainless steel single drainer sink with contemporary mixer tap. Built-in four burner gas hob with matching electric oven beneath and extractor/filter hood above. Plumbing for a washing machine and dishwasher, space for a tall fridge/freezer. Radiator. uPVC double glazed window to the rear elevation.

BATHROOM/W.C. Fitted with white suite consisting of panelled bath having mains fed shower and glass screen over. Wash hand basin and w.c. Extractor fan and ladder style radiator. Obscure uPVC double glazed window.

BEDROOM 1 14'5" x 8'6" (4.4m x 2.6m) Radiator and uPVC double glazed window.

BEDROOM 2 11'6" x 8'11" (3.5m x 2.7m) Radiator and uPVC double glazed window to rear

## EPC

Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2101-8155-9110-1683-3931>

## SERVICES

Mains gas, electricity, water and drainage.

## COUNCIL TAX

Band D

## LOCAL AUTHORITY

Torbay District Council

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and available at the end of February. RENT: £825.00 pcm exclusive of all charges. DEPOSIT: £951.00. Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Michelmore Hughes Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	66	76
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	