



3b Victoria Street, Paignton, Devon TQ4 5DH

This Studio apartment which has recently been refurbished with new kitchen, bathroom, full decoration and new carpets is available now.

• Entrance Hall • Lounge • Kitchen • Bedroom area • Shower Room • Available now • Deposit £634 • Council Tax Band A • Tenant Fees Apply

£550 Per Month

01803 866130 | rentals.southdevon@stags.co.uk

Situation

Located between Torquay and Brixham in the sheltered and beautiful waters of Tor Bay, Paignton is at the very heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivas because of its sunny climate, breath-taking coastal views and long, sandy beaches. However, Paignton had already been around for a long time before the Victorians and it was even mentioned in the Doomsday Book.

Tobay town is a lively tourist resort but has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, bars, theatre, train station, and the sea front with its long wide promenade, sandy beaches and pier.

Further afield the regional capital of Exeter provides all of the big brand shopping and dining experiences that one could wish for. Exeter's International Airport offers a wide variety of business and leisure destinations within Europe and beyond.

Description

This Studio apartment which has recently been refurbished with new kitchen, bathroom, fully decoration and new carpets is available now. Available now.

Accommodation

ENTRANCE HALL

LOUNGE 4.727 (15'6")X 3.651 (11'11")

KITCHEN 3.315 (10'10") X 3.205 (10'6") with Electric hob, oven and extractor

BEDROOM AREA 3.071 (10'0") X 2.799 (9'2") with built-in wardrobes

SHOWER ROOM 2.976 (9'9") X 2.700 (8'10") Large shower cubical, w.c, basin and storage cupboards

Services

Mains electricity, water and drainage.

Directions

From Paignton Train Station, on foot walk up to the pedestrianised Victoria Street and the entrance to 3B will be found opposite Tesco.

Letting

The property is available to rent on an Assured Shorthold Tenancy. RENT £550 pcm Deposit: £634. 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. Usual references required. VIEWINGS strictly by appointment with Stags as Landlords Agents on 01803 865116

Holding Deposit & 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 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



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