



Ground Floor Flat 164 Avenue Road, Torquay, Devon
TQ2 5LQ

- Ground floor flat • One bedroom • Courtyard area • Recently redecorated • New carpets • Available now • Tenant fees apply

£600 Per Calendar Month

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

SITUATION AND DESCRIPTION

Torquay is one of the towns of Torbay, on the English Riviera. Avenue Road is conveniently located for all local amenities and is within a level walk of Torquay Seafront.

The property is a one bedroom ground floor flat with small courtyard garden area. The property end of November 2021

ACCOMODATION

ENTRANCE HALL: Doors leading off to:

LIVING ROOM 3.89m x 4.32m. Feature fireplace and window overlooking the front.

KITCHEN 2.35m x 1.89m. Fitted with a range of wall and base cupboards with roll top work surface above. Space for an under counter fridge. Stainless steel single drainer sink. Space for a cooker.

BEDROOM 4.21 m x 3.83 m. Fireplace with marble effect surround. Window overlooking the courtyard area.

INNER HALLWAY Cupboard with space and plumbing for washing machine.

BATHROOM Comprising of a part coloured bathroom suite with panelled bath and electric shower over, pedestal wash hand basin and low level WC.

OUTSIDE

There is a small courtyard area.

SERVICES

Mains electricity, water and drainage. Torbay Council, Town Hall, Castle Circus, Torquay, Devon TQ1 3DR. Tel: 01803 201201.

DIRECTIONS

From Hamelin Way, proceed towards Torquay along Riviera Way and then Newton Road. At the traffic lights at Torre Station, bear right into Avenue Road and the property can be shortly found on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £625.00 pcm exclusive of all charges. DEPOSIT: £721.00. 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 or 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.

LOUNGE

14'2" x 12'9"

BEDROOM

13'10" x 12'10"

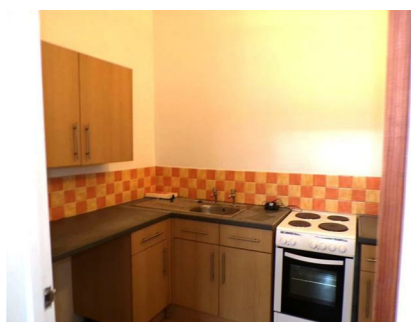
KITCHEN

7'8" x 6'1"

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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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