



40 Elmbank Road

Paignton
TQ4 5NG

Asking Price Of **£129,950**

Freehold

2 BED MID TERRACED COTTAGE

LOUNGE

KITCHEN/BREAKFAST

BATHROOM/WC

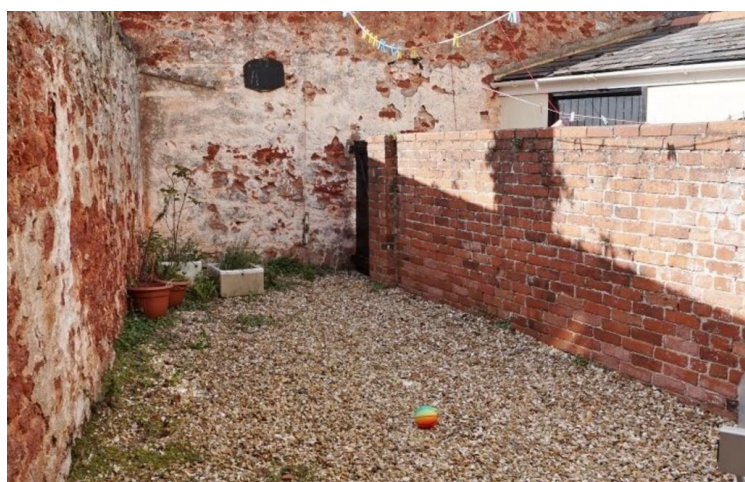
NIGHT STORAGE HEATING

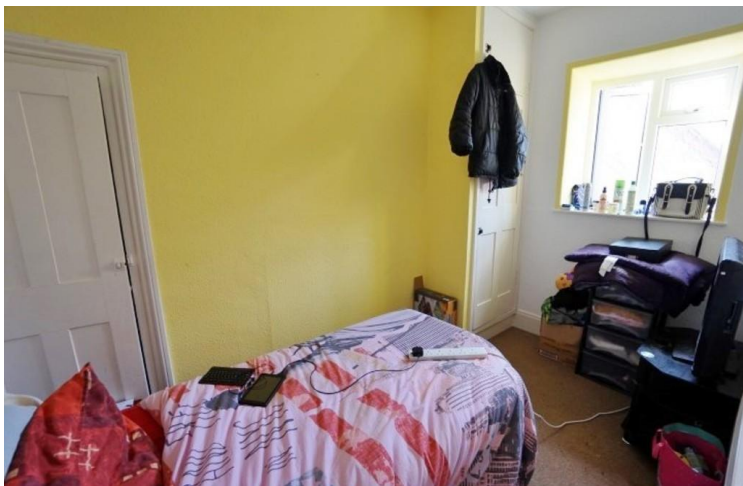
UPVC DOUBLE GLAZED

COURTYARD AND GARDEN

LEVEL AREA

CURRENTLY LET FOR £600 PCM





A MID TERRACED HOUSE

Situated in a very convenient level location, being within walking distance of Palace Avenue, the town centre and both bus and railway stations. Primary and secondary schools together with buses and local shops are also close by. This is an ideal buy to let proposition (CURRENTLY let @ £640 pcm - £7,680 p.a.) located in this popular location.

uPVC double glazed entrance door to entrance hallway.

LOUNGE

11' 3" x 11' 3" (3.45m x 3.45m) Tiled fire surround, two built in alcove cupboards. uPVC double glazed window, slim line night store heater.

KITCHEN

11' 1" x 10' 8" (3.38m x 3.27m) Range of built in base cupboards and drawers with stainless steel effect fittings with light oak effect roll edge laminate work surfaces. Inset 1 1/2 bowl single drainer stainless sink unit with mixer tap fitment. Laminate work surface with space and plumbing under for washing machine. Space for cooker with electric cooker panel. Range of matching wall cupboards with filter unit above the cooker recess. Two built in alcove cupboards, slimline "Designa" night store heater. uPVC double glazed window, under stair storage cupboard, light oak effect laminate flooring, uPVC double glazed casement door leading to rear.

Staircase from the kitchen, leading to:

FIRST FLOOR LANDING

"Designa" slim line night store heater, access to loft space and ceiling mounted smoke detector.

BEDROOM 1

11' 8" x 11' 5" (3.58m x 3.48m) Two built in alcove cupboards, slimline electric panel heater. uPVC double glazed window.

BEDROOM 2

11' 1" x 6' 5" (3.38m x 1.98m) Built in linen

cupboard housing lagged copper cylinder with electric immersion heater. Slatted storage shelving above. Additional shelved storage cupboard. Slimline electric panel heater. uPVC double glazed window.

Access to loft space.

BATHROOM

White suite comprises an enclosed panelled bath with integral hand grips hot and cold with "Gainsborough" electric shower over. Pedestal wash hand basin, hot and cold, low level WC. Virtually fully tiled walls to the bath, fitted shower curtain and rail. uPVC double glazed window, wall mounted Dimplex electric heater.

EXTERNAL

Level gravelled courtyard area to the rear which is walled in. Brick built store cupboard with electric light.

Local Authority – Torbay Council
Council Tax Band - B
EPC Rating - TBC

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.

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