



Flat 7, 57 Dartmouth Road, Paignton, TQ4 5AE  
Apartment - Third Floor  
£725 Per Calendar Month

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

A 1 bedroomed top floor apartment located in a convenient location close to Paignton town centre with its rail and bus connections. The property which is being re-decorated throughout and new floor coverings comprises open plan kitchen and lounge enjoying Juliette balcony to the rear, there is a double bedroom also enjoying a Juliette balcony and a bathroom/wc. The property benefits from uPVC double glazing and gas central heating plus an allocated parking space located at the rear of the property.

Due to restrictions within the building lease, No Pets are Permitted.

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



- Top Floor 1 Bedroomed Apartment
- Newly Fitted Floor Coverings
- Allocated Parking Space
- Holding Deposit £167.00

- Open Plan Lounge/Kitchen
- Gas Central Heating & Double Glazing
- Council Tax Band A
- Deposit £835.00



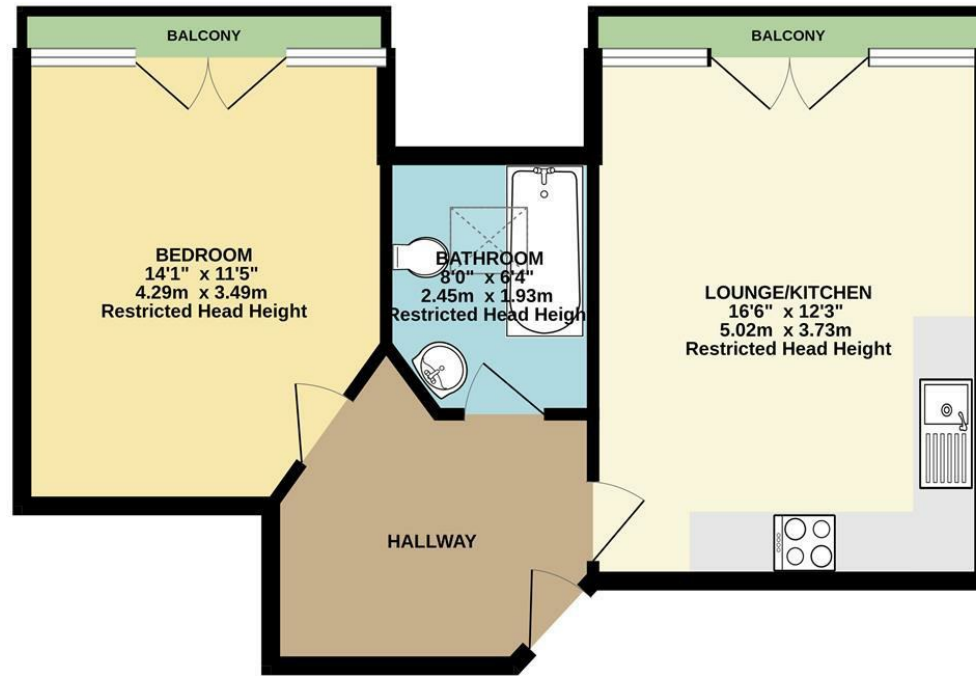
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TOP FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(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		

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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