



Flat 6, 18 Elmsleigh Road, Paignton, TQ4 5AU
Flat - Ground Floor
£995 Per Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

A spacious 3 bed roomed ground floor flat located in a level location close to Paignton town centre and sea front. The property is currently undergoing works including redecoration throughout, new floor coverings and a new bathroom/wc. Access can be gained either through the communal hallway or through the private garden at the rear. The accommodation briefly comprises modern fitted kitchen, 3 bedrooms, bathroom/wc, open plan living accommodation with patio doors giving access to the private rear garden which in turn leads to the allocated parking space at the rear.

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: B



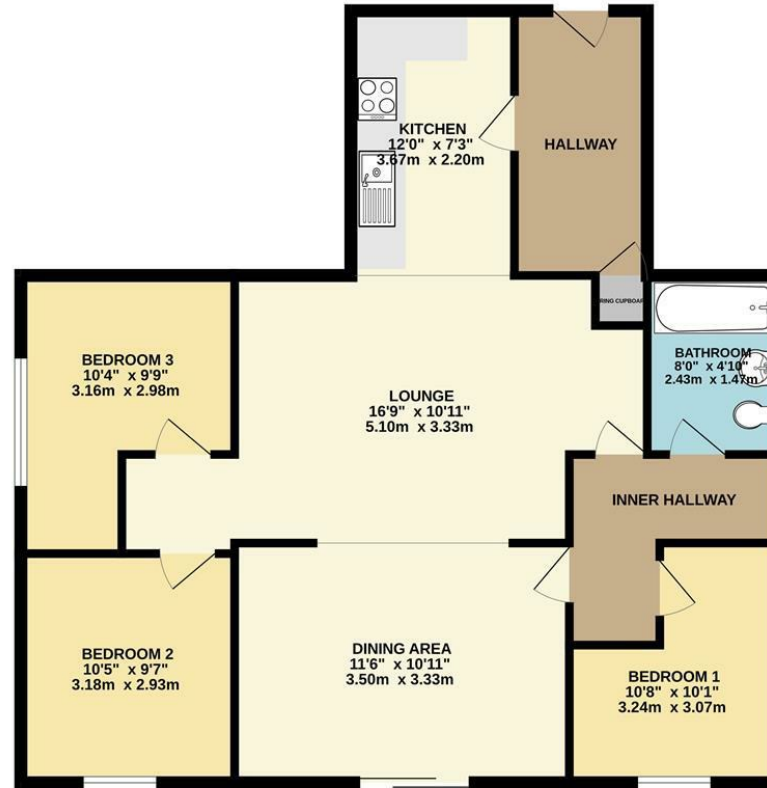
- 3 Bedroomed Ground Floor Flat
- Modern Fitted Kitchen
- Garden and Parking
- Holding Deposit £229.00

- Newly Decorated & Floor Coverings
- uPVC Double Glazing & Gas Central Heating
- Council Tax Band B
- Deposit £1,145.00



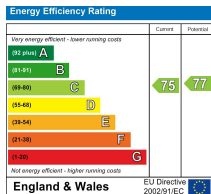


GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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 is given to their operability or efficiency can be given.
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Current EPC Rating: C



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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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