

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	77 C
81-91	B		
92+	A		

This plan is to be used only as an indication of the floor layout and is not to scale.  
Plan produced using PlanIt



Entrance

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**2A CADWELL ROAD**  
PAIGNTON, TQ3 2SX

**£850 PCM**

A First Floor flat situated in a popular cul-de-sac and within a short level walk to the town centre. Accommodation briefly comprises; 2 Bedrooms, Living Room, Shower Room, Separate WC, Kitchen / Dining Room, Large Hallway, furthermore there is Gas Central Heating and UPVC Double Glazing (except 1 small window). Garden and Car Port.

## 2 A CADWELL ROAD

Great Location for Town | 2 Bedrooms |  
First Floor Flat | Good Sized Living  
Room | Kitchen | Gas Central Heating |  
Double Glazing | Garden and Car Port |  
EPC Rating C |



### DESCRIPTION

A First Floor flat situated in a popular cul-de-sac and within a short level walk to the town centre.

Accommodation briefly comprises; 2 Bedrooms, Living Room, Shower Room, Separate WC, Kitchen / Dining Room, Large Hallway, furthermore there is Gas Central Heating and UPVC Double Glazing (except 1 small window). Garden and Car Port Parking. Great for Access to the Amenities of the Town Centre.

### COMMUNAL ENTRANCE

Communal entrance door into a communal entrance hallway and door to;

### ACCOMMODATION

#### HALLWAY

26' 2" x 6' 7 max" (7.98m x 2.01m) Stairs and Stannah stairlift to the hallway. Spacious hallway which could be used as a study / extra dining area. Fitted double width storage cupboard. Loft hatch with pull down ladder. Double width airing cupboard with hot water immersion tank and shelving. Radiator. Coved ceiling.

#### LIVING ROOM

15' 11 max" x 12' 10 max" (4.85m x 3.91m) UPVC double glazed square bay window to the front. Radiator. TV and telephone points. Picture rail. Living flame gas fire with stone surround and hearth.

### KITCHEN / DINING ROOM

12' 2" x 11' 5" (3.71m x 3.48m) A range of wall and base units with roll edge worktops and tiled surrounds. One and a half bowl sink and drainer with mixer tap. TV point. Space for washing machine, fridge/freezer and tumble dryer. Gas cooker. Breakfast bar. Radiator. Tile effect vinyl flooring. Window to the side and UPVC double glazed door to the rear. Gas central heating boiler.

### BEDROOM ONE

13' 2" x 12' 3" (4.01m x 3.73m) UPVC double glazed window to the rear. A range of fitted wardrobes. Radiator. Pedestal wash hand basin with vanity fittings and mirror. TV point.

### BEDROOM TWO

9' 7" x 6' 11" (2.92m x 2.11m) UPVC double glazed window to the front. Radiator. Coved ceiling.

### CLOAKROOM / WC

UPVC double glazed window. Low level WC.

### SHOWER ROOM

Glazed shower corner cubicle. UPVC double glazed window. Fully tiled walls. Pedestal wash hand basin with chrome taps. Radiator. Glass shelving. Mirror fronted vanity unit.

### OUTSIDE

From the kitchen / dining room door there is a small garden / balcony with steps leading down to the car port which provides undercover parking for a car.

### FURTHER INFORMATION

Council Tax Band C. All mains services. Carport. All applicants must have good references all around, show income and income of circa £25,500 per annum and be able to pay 5 weeks rent as a deposit. Sorry due to it being first floor it is not suitable for pets.

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