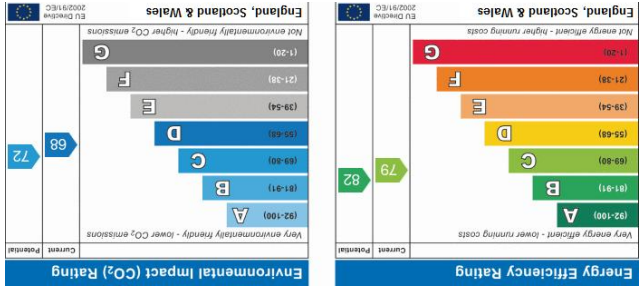


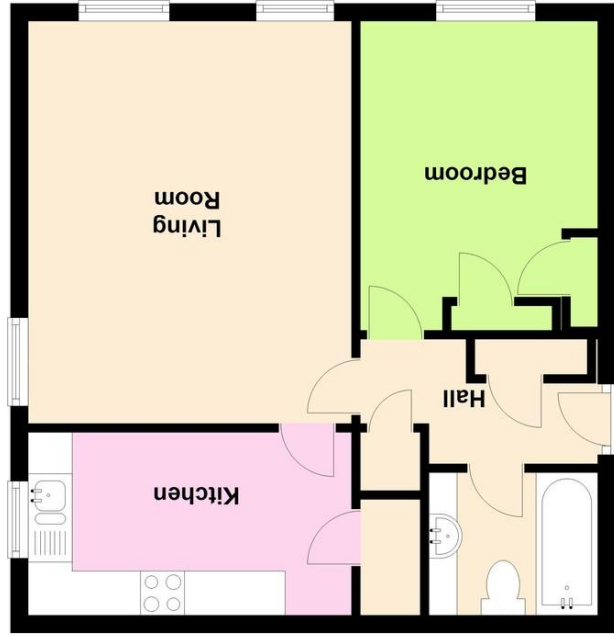


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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



First Floor

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40 COTEHELE DRIVE
PAIGNTON, TQ3 3GN

£650 PCM

A good sized One Bedroomed First Floor Flat situated in a quiet location about about 1½ miles inland from the Town Centre and Sea, near a Bus route and not far off the Ring Road. SORRY NO SMOKERS OR PETS. It offers 1 Bedroom (with fitted furniture) Good Sized Lounge, Fitted Kitchen, Hallway and Bathroom. The property is in very good order with Economy 7 Heating and Double Glazing. Outside there is Allocated Parking plus Communal Garden Areas.



40 COTEHELE DRIVE

Purpose Built First Floor Flat | 1
Bedroom | Good Sized Lounge | Fitted
Kitchen | Bathroom | D/Glazing |
N/S/Heating | Communal Garden |
Parking | EPC Rating C



ACCOMMODATION

Main front door with door entry phone system.

COMMUNAL ENTRANCE HALLWAY

Stairs rise to the first floor.

LANDING AREA

Panelled front door with security peephole leads to :-

ENTRANCE HALLWAY

Textured ceiling. Smoke alarm. Cloaks cupboard housing circuit breaker box. Airing cupboard housing cylinder. Panelled doors to :-

LIVING ROOM

14' 6" x 12' 0" (4.44m x 3.67m) Textured ceiling. Double glazed windows to the front and side. Wall mounted night storage heater. TV point. Dimmer light switch door to:-

KITCHEN

11' 11" x 7' 2" (3.64m x 2.19m) Textured ceiling. Spot lighting. Double glazed window to the side of the property. Fitted range of wall and floor mounted contemporary units with rolled edge work surfaces and decoratively tiled splashbacks. One and a quarter bowl asterite sink with mixer tap over. Fitted oven and hob with cooker hood over. Plumbing and drainage for washing machine. Space for fridge/freezer. Walk in storage cupboard with shelving. Wall mounted night

storage heater.

BEDROOM

11' 6" x 8' 10" (3.51m x 2.70m) Textured ceiling. Double glazed window to the front of the property. Range of quality built-in bedroom furniture including triple wardrobes with further over bed storage cupboard. Wall mounted night storage heater.

BATHROOM

Textured ceiling. Coloured three piece suite comprising panelled bath with hand grips and shower mixer tap over, Low level WC and vanity wash hand basin with useful storage under. Shaver point. Extractor fan. Wall mounted convector heater. Wood effect flooring. Wall mirror. Part tiled walls.

OUTSIDE

Allocated Parking space plus Visitors Parking. Lawned communal Garden areas.

AGENTS NOTE

Available initially on a 6 Month AST. 1 Months rent of £650 plus 5 Weeks Rent as a Deposit £750. Renters need to show an income of circa £19,500 per annum, have good credit record and good current landlords references. Photos used are from a previous letting.

40 COTEHELE DRIVE



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