



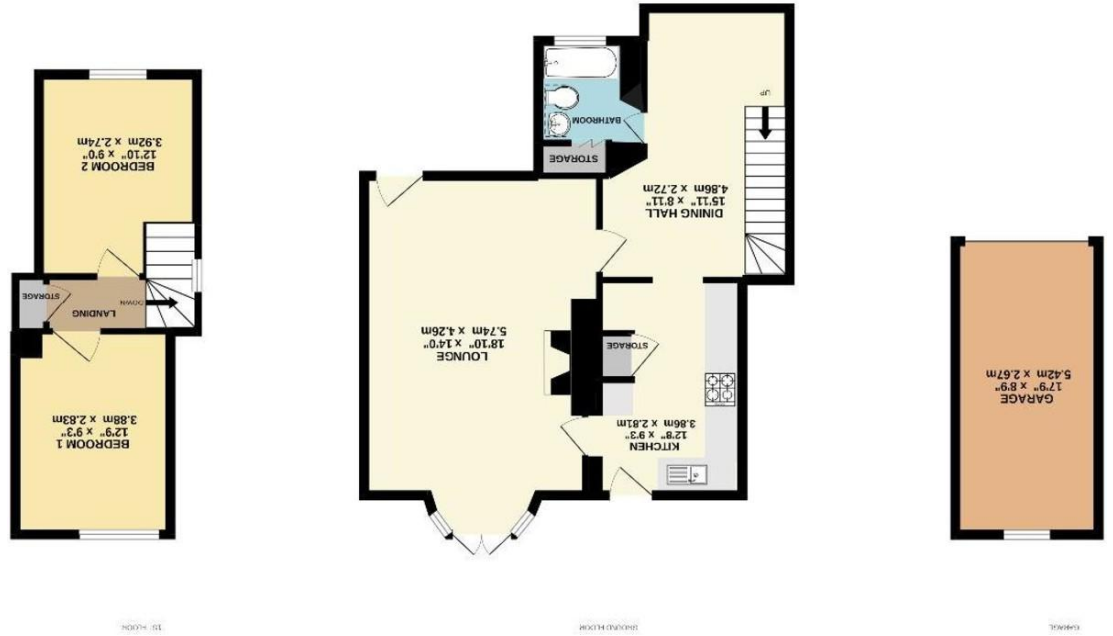
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained hereon, requirements of detail, materials, fixtures and fittings are not responsible for any errors or omissions. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee is given as to their condition or operation.



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**2 ENNERDALE TOR PARK ROAD TORQUAY, TQ2 5BQ £1,050 PCM**

A very well-presented character 2 bedroom maisonette that boasts large living areas, many character features and high ceilings, a private entrance, parking for one car plus a garage and communal terrace and gardens. Gas central heating and double glazing. Ideally located close to the Seafront but having easy access both in and out of Torquay. Torre Railway Station and a well regarded Primary Schools is only a few minutes walk away.





## ENNERDALE TOR PARK

LARGE CHARACTER MAISONETTE |  
CLOSE TO TORQUAY & SEAFRONT | 2  
BEDROOMS | LOUNGE | KITCHEN |  
DOWNSTAIRS BATHROOM | GAS  
CENTRAL HEATING | DOUBLE GLAZING  
| PARKING | GARAGE



### ACCOMMODATION

Double glazed front door leads into ;-

### KITCHEN

Double glazed window overlooking the rear of the property. fitted with a range of wall and floor mounted units with work surfaces over and having tiled splashbacks. Stainless steel sink with mixer tap over. Built in oven and hob. Breakfast bar. Combi boiler. Extractor fan. Space for a fridge/freezer. Space and plumbing for a washing machine and dishwasher.

### LIVING ROOM

Double glazed bay window and french doors overlooking the front of the property. Focal point fireplace. Further entrance door from communal hall. TV point. Telephone line. Radiator. Door to the Dining Hall.

### DINING HALLWAY

Double glazed overlooking the front of the property. Radiator. Stairs rising to first floor.

### DOWNSTAIRS BATHROOM

Obscure double glazed window to the front of the property. Bath with mixer taps and a shower over. Low level WC. Wash hand basin with vanity and cabinet above. Heated towel rail. Part tiled walls. Understairs storage cupboard. Spotlighting.

### FIRST FLOOR LANDING AREA

#### BEDROOM 1

Double glazed window overlooking the rear of the property. Double bedroom. TV point. Radiator.

#### BEDROOM 2

Double glazed window overlooking the front of the property. Radiator.

### OUTSIDE

Communal gardens and terraces to the front and rear of the property. Parking space in front of the garage.

### SINGLE GARAGE

Up and over door. Single glazed window to the rear.

### AGENTS NOTES

Initially offered on a 12 month AST. All mains services are connected. Council Tax Band is currently A. Parking and Garage. Openreach postcode checker says there is fibre broadband in the street. You must have good references all around, have an income of circa £32,000 per annum and be able to pay the first months rent plus 5 weeks rent of £1211.53 as a deposit to be able to take up this tenancy

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