

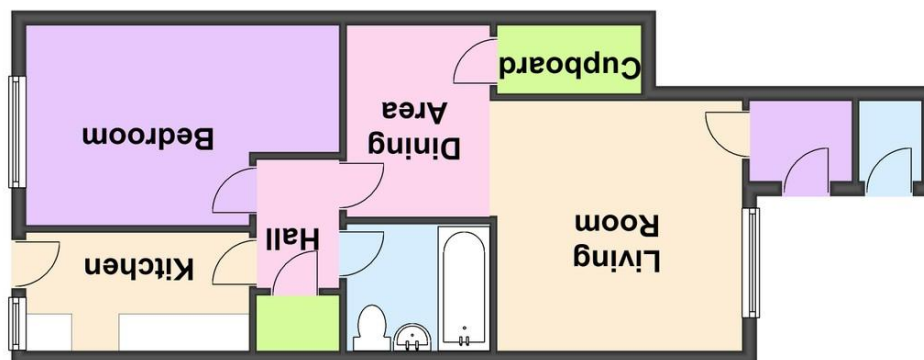


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 PlanUp.



Ground Floor Apartment

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**77 HAYTOR AVENUE, ROSELANDS,
 PAIGNTON, TQ4 7TB**

£625 PCM

A recently renovated and redecorated ground floor 1 Bedroomed flat in popular Roselands. Features include 1 Bedroom, Lounge/Diner, Hallway, Kitchen and Bathroom. Double glazed throughout. Outside there is an enclosed rear Garden, Store cupboard and Communal Parking. Regret No Smokers and No Pets considered. Ready to RENT NOW call us to view !!



77 HAYTOR AVENUE

Ground Floor Flat | 1 Bedroom | Living Room | Kitchen | Bathroom | Double Glazing | Electric Heating | Parking | Garden | EPC Rating C



ACCOMODATION

UPVC double glazed entrance door with etched bevelled insert.

ENTRANCE VESTIBULE

Hanging for coats. Circuit breaker boxes. Emergency lighting. Further glazed door to :-

LOUNGE AREA

10' 9" x 10' 5" (3.30m x 3.18m) UPVC double glazed window to the front of the property. Textured ceiling. TV point. Phone point. Open plan through to :-

DINING AREA

8' 10" x 6' 4" (2.71m x 1.94m) Textured ceiling. Shelving. Understairs storage cupboard with hanging rail. Door to :-

REAR HALLWAY

Airing cupboard with factory lagged cylinder and shelving for linens. Doors to :-

KITCHEN

10' 0" x 5' 8" (3.07m x 1.74m) UPVC double glazed window and door looking out over and leading to the rear gardens. Rang of wall and floor mounted units with rolled edge work surfaces and tiled splashbacks. Single drainer sink with mixer tap. Electric cooker point. Space for fridge.

BEDROOM

10' 0" x 8' 10" (3.07m x 2.70m) UPVC double glazed window overlooking the rear gardens. Textured ceiling.

BATHROOM

Fitted with a three piece suite comprising a Pedestal Wash Hand Basin, low level WC and Bath with Electric Shower over. Extractor fan. Part tiled walls. Textured ceiling. Wall mirror.

OUTSIDE

To the front of the property there is small patio and a useful outside store cupboard. To the rear there is a pleasant lawned and patioed garden with a variety of shrubs and bushes and being enclosed by close board timber lap fencing. Close by there is a communal Parking area.

AGENTS NOTES

We are told all mains services with exception of gas are connected. Council Tax is Band A. Potential tenants must show a gross income of circa £19000 and have good all around references in order to pass the relevant required checks.

77 HAYTOR AVENUE

