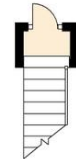




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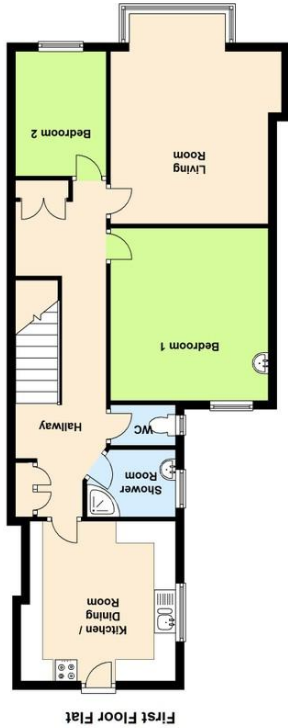
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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



Entrance

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



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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.

2 A CADWELL ROAD

