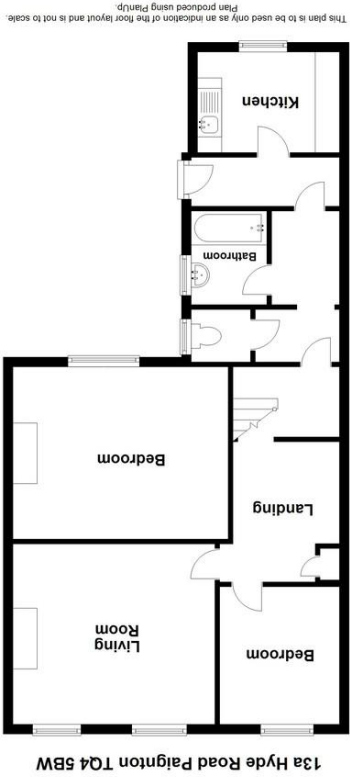
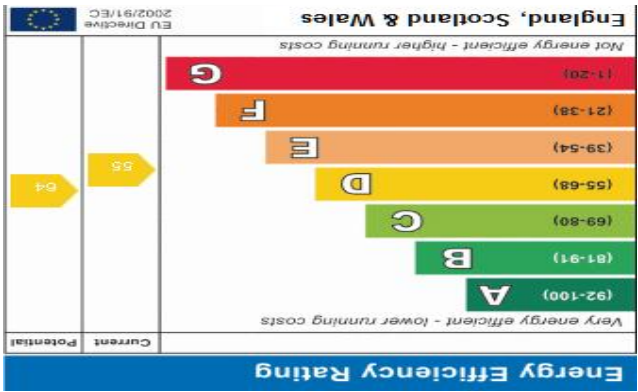




**OFFICE**  
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Devon, TQ4 5BP  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general 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



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# 13A REAR OF HYDE ROAD PAIGNTON, TQ4 5BW

**£875 PCM**

VIEWINGS FROM 18TH JULY ON THIS ONE ! YOU COULDNT GET CLOSER TO THE TOWN CENTRE!  
A 2 bedroomed top floor flat available soon. Comprises 2 Bedrooms, Lounge, Kitchen, Bathroom, Cloakroom and Hallway. Night storage heating. Tons of Shops and Amenities are close to hand. Bus Service from right outside in Hyde Road. Parking Space for 1 Car. Call us to view.



13A REAR OF HYDE

VIEWINGS FROM 18TH JULY ON THIS ONE ! | TOWN CENTRE - FIRST FLOOR FLAT | LOUNGE | 2 BEDROOMS | KITCHEN | BATHROOM | CLOAKROOM | N/S/HEATING | PARKING SPACE



ACCOMMODATION

From the rear of 13 Hyde Road external steps lead up to :-

ENTRANCE HALLWAY

Doors lead to:-

KITCHEN

9' 7" x 6' 9" (2.94m x 2.06m) Window to the rear of the property. Refitted with a range of floor and wall mounted cupboards and work surfaces with inset single drainer sink. Plumbing for washing machine.

INNER HALLWAY

Cupboard housing cylinder. Access to lift space. Doors to :-

BATHROOM

Window to the side of the property. Comprising wash hand basin. Bath with electric shower over. Part tiled walls. Laminate flooring.

CLOAKROOM

Window to the side of the property. Low level WC.

BEDROOM 1

15' 3" x 11' 0" (4.67m x 3.37m) Window overlooking the rear of the property. Wall mounted panel heater.

BEDROOM 2

11' 5" x 8' 1" (3.48m x 2.48m) Window overlooking the front of the property. Wall mounted heater.

LIVING ROOM

13' 5" x 13' 3" (4.10m x 4.04m) Window overlooking the front of the property. Quantum night storage heater.

OUTSIDE

1 Parking space.

AGENTS NOTES

Mains electricity and water. Council Tax Band is A.

Prospective tenants must have good references and be able to show a gross earned income of circa £25500 per annum. Deposit required of £1009.61. Sorry no pets or smokers.

13A REAR OF HYDE

