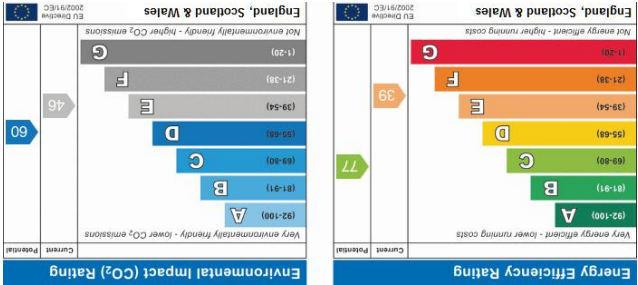




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.6 SQ.M.)  
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## 8 NEW ESPLANADE COURT PAIGNTON, TQ4 6BG

£775 PCM

A SPACIOUS Ground Floor Apartment in a favoured position within a gated development, just a stones throw from Paignton Sea Front. Accommodation briefly comprises Double Bedroom, Living Room / Kitchenette, Bathroom, Allocated Parking and use of the seasonable Swimming Pool and Communal Gardens.\*\*Unsuitable for pets\*\* Long Let - Viewing is Recommended.





Spacious Ground Floor Apartment | On  
level close to Seafront | Large Double  
Bedroom | Living Room / Kitchenette |  
Allocated Parking | Use of Seasonal  
Swimming Pool | | | |



COMMUNAL AREAS

New Esplanade Court is accessed via an electronic gate, opening into the Communal Gardens with

seating areas, palm trees and Swimming Pool. Paving leads to doors into the building.

COMMUNAL ENTRANCE HALL

With automated lighting. Door to apartment.

ENTRANCE HALL

Telecom entry system. Fuses and meter. Doors to bedroom and living room / kitchenette.

LIVING ROOM / KITCHENETTE

14' 11" x 13' 5 max" (4.55m x 4.09m) UPVC double glazed window overlooking the communal grounds to the centre of the complex. TV point. Built in storage cupboard. Kitchenette has a range of wall and base units with rolled edge worktops and tiled surrounds. Inset 1 and a half sink and drainer. Space for electric cooker with hood over. Space and plumbing for automatic washing machine.

BEDROOM

14' 11" x 11' 8" (4.55m x 3.56m) UPVC double glazed window overlooking the communal grounds to the centre of the complex. Enough space for double and single beds / bunk beds. Double width built in wardrobe with hanging rail. Further airing cupboard with immersion tank.

BATHROOM

White suite. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Part tiled walls. UPVC double glazed obscure window. Dimplex heater.

PARKING

Allocated parking for 1 car, accessed via the electronic barrier to the side of the complex. Communal swimming pool useable over the summer period. Communal garden area.

FURTHER INFORMATION

Council Tax band A. All mains services with the exception of Gas are available. Open Reach Postcode Checker says that fibre broadband is available.

AGENTS NOTES

Please note photos used are from when it was occupied. Prospective tenants will need to show an income of circa £23,500 per annum and pay a deposit of £894.23. Rent includes water and a proportion of the electricity excess calculated quarterly and billed back to tenant. Initially offered on a 12 month Assured Shorthold tenancy basis. You will need to have good all around references including credit, employers and current landlords. Open Reach Postcode checker confirms that fibre broadband is available in the street.

