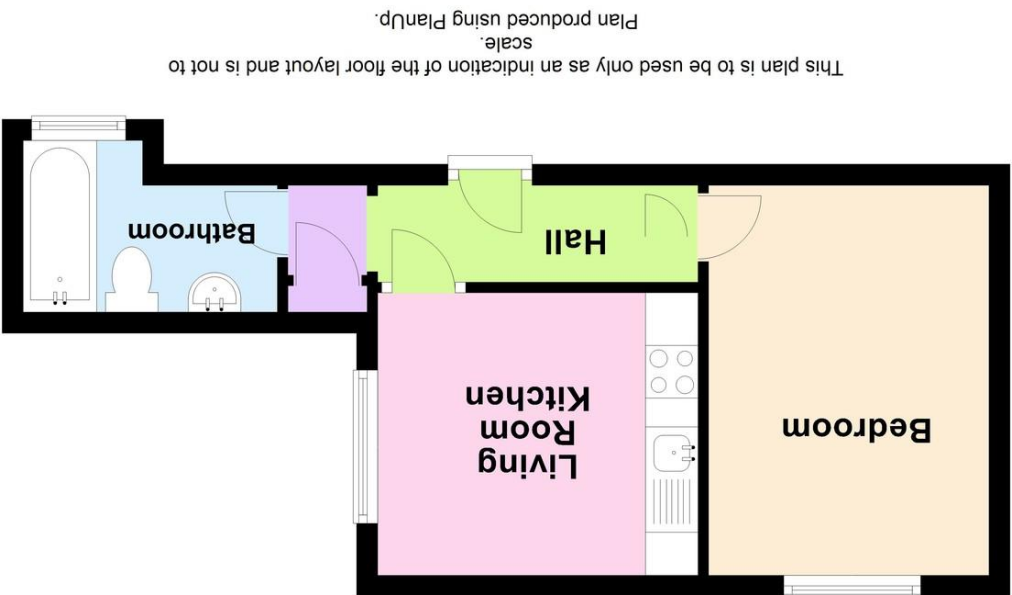
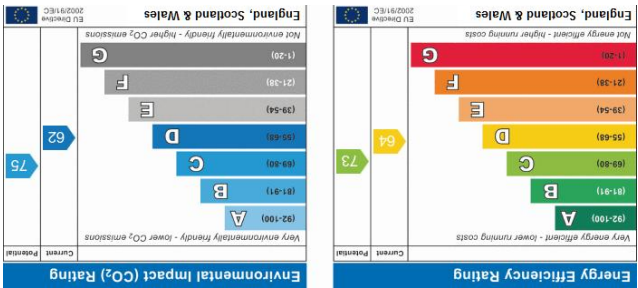




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



First Floor

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**FLAT 4,  
33 SANDS ROAD  
PAIGNTON, TQ4 6EG**

**£515 PCM**

A compact first floor flat located just off Paignton Sea Front and Esplanade. It offers 1 Bedroom, Open Plan Living Room, Hallway and Bathroom. Benefits include Double Glazing and communal Gas Central Heating. Ideal for a working couple or a single person. Well-presented throughout having been recently decorated and having many new carpets. Off road parking. Rent includes Heating, Hot water and water rates. Ready to rent view today.



FLAT 4 33 SANDS ROAD

Compact First Floor Flat | Living Room  
Kitchen | Bedroom | Bathroom | Double  
Glazing | Parking | EPC Rating D |  
Close To Sea Front | Close to Town |  
Ready to Rent



ACCOMMODATION

UPVC double glazed communal front door to :-

COMMUNAL ENTRANCE HALLWAY

UPVC double glazed window to the side of the property.  
Stairs rise to the first floor. Entrance door with security  
peephole to Flat 4.

ENTRANCE HALLWAY

Coved and textured ceiling. Central heating radiator.  
Phone point. Cupboard housing circuit breaker box and  
key meter. Doors to :-

LIVING ROOM KITCHEN

11' 8" x 7' 7" (3.56m x 2.33m) Coved and textured  
ceiling. UPVC double glazed window to the side of the  
property. Range of contemporary wall and floor  
mounted units with rolled edge worksurfaces and tiled  
splashbacks. Stainless steel sink. Oven and hob with  
stainless steel cooker hood over. Space and plumbing  
for washing machine. Space for under counter fridge.  
Dado rail. Phone point. Central heating radiator.

BEDROOM

12' 2" x 8' 8" (3.72m x 2.66m) Coved and textured  
ceiling. UPVC double glazed window to the rear of the  
property. Central heating radiator.

BATHROOM

9' 0" x 5' 8" (2.76m x 1.74m) Obscure UPVC double  
glazed window to the front of the property. Pedestal  
wash hand basin. Low level WC. Bath with shower  
mixer tap. Part tiled walls. Mirror fronted medicine  
cabinet. Central heating radiator.

AGENTS NOTES

Rent includes the water rates, central heating and hot  
water costs.

FLAT 4 33 SANDS ROAD



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