



Flat 2 (Top Flat), 56B Victoria Street, Paignton, Devon, TQ4 5DS
Flat - Third Floor
£795 Per Calendar Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

A top floor 2 bed flat located in a central convenient location adjacent to Paignton train station and the main bus station offering easy access beyond for those looking to commute.

The property has a modern kitchen and shower room and 2 bedrooms, the living room is a good size with the kitchen area just off and has ample space for both lounge and dining room furniture.

The apartment enjoys open views to both the front and rear aspects with some interesting town and sea glimpses. It is located on the third floor and has use of a laundry room with space and plumbing for a washing machine and tumble dryer. Sorry no pets under lease restrictions. AVAILABLE AUGUST.

In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.

Council Tax Band: A



- 2 Bed Top Floor Flat
- uPVC Double Glazing
- Open Outlook Enjoyed
- Holding Deposit £183.00

- Modern Kitchen & Shower Room
- Gas Central Heating
- Council Tax Band A
- Deposit £915.00



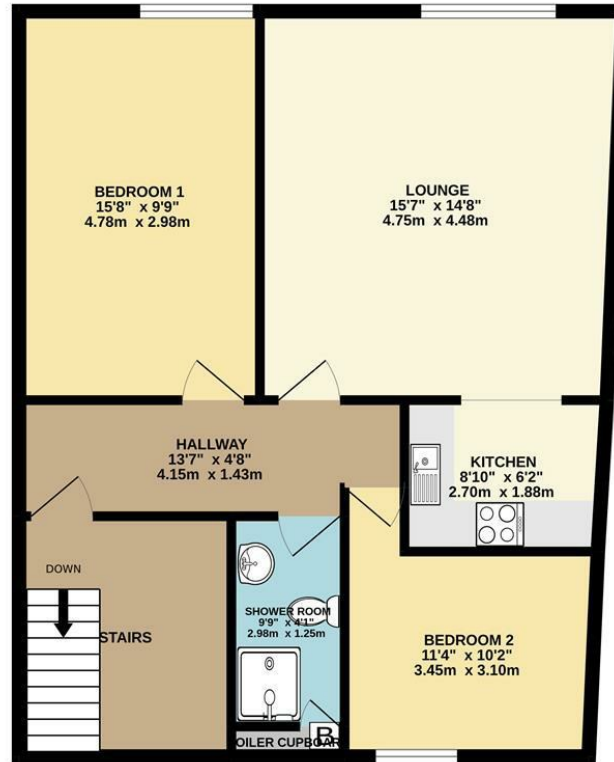
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THIRD FLOOR FLAT
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C	80	80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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