



EDEN LETTINGS
& PROPERTY MANAGEMENT



30 Climsland Road

, Paignton, TQ4 5LX

£1,100 Per Calendar Month

AVAILABLE NOW - Climsland Road in the coastal town of Paignton, this newly refurbished end-terrace house presents an excellent opportunity for those seeking a comfortable and modern living space. Spanning 818 square feet, this delightful property features two spacious bedrooms and a well-appointed family bathroom, making it ideal for small families or professionals.

Upon entering, you are welcomed into two generously sized reception rooms, which are bathed in natural light and adorned with fresh carpets and neutral décor. These versatile spaces can easily serve as a living room and a separate dining area or home office, catering to your lifestyle needs. The modern fitted kitchen boasts sleek white gloss units, a cooker (gifted), ample worktop space, and tiled splashbacks, all while offering a pleasant outlook into the garden.

The first floor houses two large double bedrooms, both newly decorated, new windows and featuring fresh carpets, providing a serene retreat for rest and relaxation. The family bathroom is equipped with a new window, a full-sized bath, along with a toilet, basin, and a storage cupboard (housing the boiler), ensuring practicality and comfort.

Outside, the property boasts a private enclosed garden, perfect for enjoying the outdoors with its low-maintenance lawn and patio area, fully fenced with a gate to the side for added privacy plus outside tap. A small front courtyard with a gate and railings leads to the entrance, enhancing the home's curb appeal. Planned painting the exterior during 2026.

Situated in a quiet residential area, this property is conveniently located near town, with easy access to shops, schools, bus routes, and Torbay Hospital. With gas central heating and double glazing throughout, this home is not only stylish but also energy-efficient. Available for immediate occupancy, this property is perfect for a long-term let. Don't miss the chance to make this lovely house your new home.

EPC rating D. Council tax band Torbay band B

- Newly decorated & new carpet
- New kitchen & new first floor windows
- Front garden and rear garden with tap and gate
- Gas central heating
- Modern property
- On road parking
- Walkable distance to town, woods & local amenities
- Long term property.
- Rent £1100.00pcm, deposit £1269.00. Holding deposit £253.00.
- EPC rating D, council tax band B - Torbay Council.

Viewing

Please contact our Eden Lettings & Property Management Office on 07740 276072

if you wish to arrange a viewing appointment for this property or require further information.

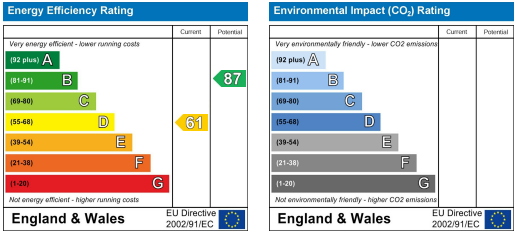




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.