



2 Barrington Court Cleveland Road, Paignton, Devon  
TQ4 6EL

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A newly renovated, 2 double bedroom ground floor apartment, with a fully fitted kitchen, separate utility room and an allocated parking space. EPC Band: E. Tenant fees apply.

Totnes: 9 Miles | Brixham: 4 Miles | Torquay: 5 Miles | Dartmouth: 6 Miles

• Two Double Bedroom Apartment • Own Entrance • Ground Floor Apartment • One Allocated Parking Space • Seaside Location • Newly Decorated Throughout • Separate Utility Room • EPC Band: E • Deposit: £1,500.00 • Tenant Fees Apply

**£1,300 Per Calendar Month**

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Nestling neatly between Torquay and Brixham in the sheltered and beautiful waters of Torbay, Paignton is at the very heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivas because of its sunny climate, breathtaking coastal views and long, sandy beaches. The town is a lively tourist resort but has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, bars, train station as well as its own Palace Theatre, and the sea front with its long wide promenade, sandy beaches and pier. Further afield, the regional capital of Exeter provides all of the big brand shopping and dining experiences that one could wish for. Exeter's International Airport offers a wide variety of business and leisure destinations within Europe and beyond.

## ACCESS

The property is accessed off of Cleveland Road, number 2 has its own entrance to the side of the building, which there are a few steps up to. The front door opens up to a hallway, with doors leading to :-

## OPEN PLANNED KITCHEN/LIVING ROOM

**LIVING ROOM** - Good size room with large bay windows looking out to the front communal gardens. There are also windows to the side of the property.  
**KITCHEN** - Comprises of a breakfast bar, wall and floor units, integrated fridge/freezer, dishwasher, oven, hob and microwave.

## UTILITY ROOM

Benefits from a sink, shelving for storage and a washing machine and tumble dryer.

## MASTER BEDROOM

Double bedroom with a window to the side of the property.

## BEDROOM 2

Double bedroom with a window to the front of the property.

## BATHROOM

Comprises of a walk in shower cubicle, WC and a hand wash basin.

## OUTSIDE

**PARKING** - There is one allocated parking space in the car park to the side of the building.  
**GROUNDS** - Wrap around communal garden which sweeps around the building and is mainly laid to lawn with a variety of mature shrubs and plants.

## SERVICES

Electric, water and drainage.. Heating - Electric underfloor heating.  
Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload: 100 Mbps.  
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Council Tax Band: B

## LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,300 pcm exclusive of all charges. DEPOSIT: £1,500 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

## RENTERS' RIGHT BILL

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
[rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
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	