



Manor Crescent, Preston

O.I.R.O £335,000



WILLIAMS HEDGE
estate agents



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5 SINGER COURT, MANOR CRESCENT, PAIGNTON, DEVON TQ3 2BP

A Purpose Built Retirement Apartment within a select development

Located in Level Preston close to shops, bus route and beach | Communal Reception Hallway with lift/stairs to first floor
Private Entrance Hall with useful store room/cupboards | Large Lounge/Dining Room with access to sun terrace Open
Plan Fitted Kitchen with integrated appliances | 2 Bedrooms (master with walk-in wardrobe and en-suite shower
room/W.C) | Separate Shower Room/W.C | Underfloor Heating Composite Double Glazing
Large 48ft (max) by 42ft (max) wrap around sun terrace | Communal Residents Lounge | Laundry Room | Communal
Gardens | No Chain | Viewing Recommended.

This purpose built retirement apartment is located on the ground/first floor of Singer Court, a select development built by Messrs McCarthy & Stone and completed in 2015. The development is located in level Preston close to the historic Oldway Mansion and within just a few yards of shops and facilities at Preston including supermarkets, chemist, bakery and convenient for the bus route connecting both Paignton and Torquay town centres. Features of the modern and easily maintained accommodation include secure entrance to communal hallway with lifts leading to the first floor landing where there is a front door leading to a spacious private reception hallway with useful storage cupboards and walk-in store. There is a large open plan lounge/dining room with double glazed doors leading to the sun terrace and also open plan access to the fitted kitchen with integrated units and appliances. There are two double bedrooms including the master bedroom which has a walk-in wardrobe and en-suite shower/wet room and the property also has the benefit of a separate main shower room/W.C. The apartment enjoys a wonderfully large wrap around sun terrace which is covered and partly enclosed by glass panels and extends to around 48ft by 42ft to the L-Shape and has ample room for sitting out and relaxing with garden furniture, sun loungers etc. There is also the benefit of a superbly appointed residents lounge with separate kitchen, flat screen wall mounted T.V and lounge furniture plus outdoor furniture and well maintained communal gardens. An internal inspection of this property which benefits from underfloor heating and composite double glazing is highly recommended to appreciate the size and presentation of the accommodation on offer.

The Accommodation Comprises

Security entrance with key fob activation and sliding doors to

COMMUNAL RECEPTION HALL With seating and lift leading to Level 0 (Ground/first floor) with corridor leading just a few feet to the front door and also giving access to Residents lounge, laundry and guest suite. Private front door to

RECEPTION HALLWAY 13' 4" x 11' 6" maximum to irregular shape (4.06m x 3.51m) Spacious hallway with recessed ceiling spotlighting, emergency pull cord/alarm, built-in cloaks cupboard plus further built-in boiler cupboard housing hot water cylinder, electric consumer unit and meters, fitted shelving. Also within the hallway there is a door to a built-in

STORE ROOM 6' 3" average x 3' 1" (1.91m x 0.94m) With light and ideal for general storage.

Multi paned door opening to

LOUNGE/DINING ROOM 21' 1" x 19' 10" maximum to irregular shape (6.43m x 6.05m) A most attractive light and airy room benefiting from wrap around composite double glazed windows and three separate doors giving access to the SUN TERRACE and enjoying some views over Preston towards Torquay in the distance. Feature display fireplace with living flame pebble effect electric fire, underfloor heating, T.V aerial/cable point, wall mounted heating thermostat control unit, ample room for lounge furniture plus dining table and chairs leading to open plan entrance to



FITTED KITCHEN 13' 3" x 6' 1" (4.04m x 1.85m) Extremely well fitted with quality range of units comprising of inset stainless steel sink unit with single drainer and mixer tap. Range of modern roll edge work surfaces over fitted floor cupboard and drawer units with matching wall mounted cupboards over. Inset four ring electric Hotpoint hob with extractor unit over, built-in Hotpoint oven and grill. Integrated fridge and freezer unit, corner unit with carousel storage, tiled flooring, ceiling spotlighting.



BEDROOM 1 21' 2" x 11' 0" maximum to L-Shape (6.45m x 3.35m) Having composite double glazed windows again with outlook to the sun terrace, underfloor heating, thermostat control unit, door to



WALK-IN WARDROBE 7' 10" x 3' 10" (2.39m x 1.17m) With fitted furniture with hanging rails and shelving. Door to

EN-SUITE SHOWER ROOM/W.C 7' 10" x 7' 1" (2.39m x 2.16m) Fitted out as wet room with tiled shower with fixed glazed side screen, thermostatic shower unit, side hand rail. Vanity unit with recessed wash hand basin with mixer taps and cupboards below, low level W.C. Heated tiled floor, complimentary fully tiled walls, light/shaver point, heated towel rail.



BEDROOM 2 17' 2" x 9' 10" (5.23m x 3m) With composite double glazed window with outlook to the front enjoying views over Preston, the surrounding area and towards Torquay in the distance, underfloor heating, wall mounted thermostat control.



SHOWER ROOM/W.C 7' 0" x 5' 0" maximum (2.13m x 1.52m) With shower cubicle having thermostatic shower, glazed screen, side hand grip. Vanity unit with recessed wash hand basin with cupboards below, low level W.C, fully tiled walls, tiled heated floor, emergency pull cord, extractor unit, heated towel rail.

OUTSIDE As the property benefits from a corner position within the development, there is a wrap around sun terrace which leads from the front of the building around the side and overall measures 48ft x 42ft maximum to L-Shape. The terrace is covered with feature archway with exposed stone work to the pillars, timber decked flooring, glass and stainless steel screens to the front allowing light and the benefit of the open aspect with views across Preston. There is outside lighting and ample room for patio furniture, pots, plants etc.



Communal facilities include garage and superb guest lounge for coffee mornings etc with lounge seating, flat screen T.V and fireplace, separate kitchen/preparation area, doors leading to the terrace with garden furniture and also to the attractive communal gardens again with outdoor seating and garden furniture. There is also a residents laundry, guest suite and scooter storage area plus managers office. There are lifts to all floors plus staircase and attractive well maintained communal garden areas.

AGENTS NOTE Residents must be 60yrs of age or over, however a spouse or partner may be 55yrs+

TENURE

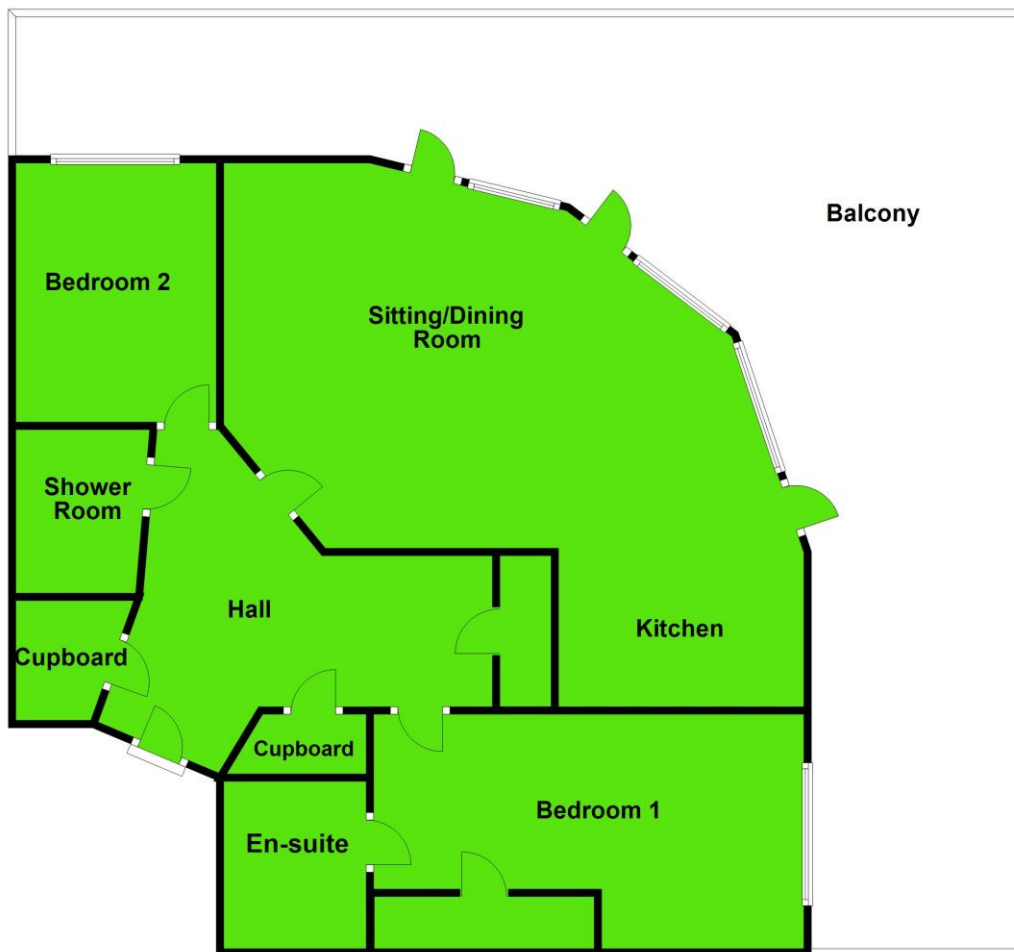
Leasehold – Lease TBC
Maintenance - £3,375.32 pa
Ground Rent - £250 pa

Age: (unverified)	Postcode: TQ3 2BP
Current Council Tax Band: D	Stamp Duty: £6,750 at asking price
EPC Rating: B	Gas meter position:
Electric meter position: N/A	Water: Meter
Boiler positioned:	Rear Garden Facing:
Loft: N/A	N/A

This information is given to assist and applicants are requested to verify as fact.

This floor plan is not to scale and should only be used as a guide

Ground Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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