



Polsham Park, Paignton

Leasehold Guide Price £119,950



WILLIAMS HEDGE
estate agents



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11A POLSHAM PARK, PAIGNTON, DEVON TQ3 2AD

First Floor Flat in Convenient Location | Lobby | Staircase to first floor | Lounge
Kitchen/Breakfast Room | Bedroom | Bathroom | Gas Central Heating | uPVC Double Glazing
First Floor Patio | Garden | Workshop/Shed | Viewing Recommended

A quietly situated first floor flat having been converted from a substantial house believed to have originally been built in the 1880's. The entrance lobby is shared with the ground floor flat and an inner door opens to the staircase leading up to the flat. The accommodation comprises of Lounge, kitchen/breakfast room, bedroom and bathroom/w.c with gas central heating and uPVC double glazing. From the kitchen there is access out on to an upstairs patio area which in turn has a metal staircase leading down to the rear garden which belongs to the flat. The property is conveniently situated and is within a few minute walk of the town central and the sea front. Viewing highly recommended.

The Accommodation Comprises

Glazed door to communal entrance with further glazed door opening to staircase to first floor and landing with good sized cloaks cupboard.

LOUNGE 12' 07" x 10' 09" (3.84m x 3.28m)
With uPVC double glazed window with pleasant open outlook. Radiator. Cupboard with display shelving.



KITCHEN/BREAKFAST ROOM 10' 01" x 10' 10" (3.07m x 3.3m) Fitted with work surface and range of floor cupboard and drawer units under and matching wall mounted units over. Inset stainless steel sink unit with mixer tap

over, space and plumbing for washing machine, inset gas hob unit, fitted oven. Larder style cupboard. uPVC double glazed door opening to rear entrance porch and further uPVC double glazed door opening on to sun deck.



BEDROOM 9' 02" x 8' 10" (2.79m x 2.69m)
With built in double wardrobe, uPVC double glazed window with pleasant open outlook to the front, radiator.



BATHROOM 8' 09" x 7' 08" (2.67m x 2.34m)
White suite comprising of bath with shower over, pedestal wash hand basin, close coupled w.c. Airing cupboard with gas fired boiler for central heating and hot water also with hot water cylinder, radiator. uPVC double glazed window with access to loft with ladder and insulated.



Age: 1880 (unverified)	Postcode: TQ3 2AD
Current Council Tax Band: A EPC Rating: E	Stamp Duty: N/A
Electric meter position: Lobby	Gas meter position: Outside
Boiler positioned: Bathroom cupboard	Water: Meter
Loft: Insulated , ladder	Rear Garden Facing:

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

OUTSIDE Access from the rear porch to sun patio 10' 04" x 12' 08" (3.15m x 3.86m)
Pleasant outlook over the surrounding area.
Metal staircase leads down to the rear garden which is mainly paved and borders stocked with soft fruit. Useful work shop /shed 8' 09" x 6' 02".

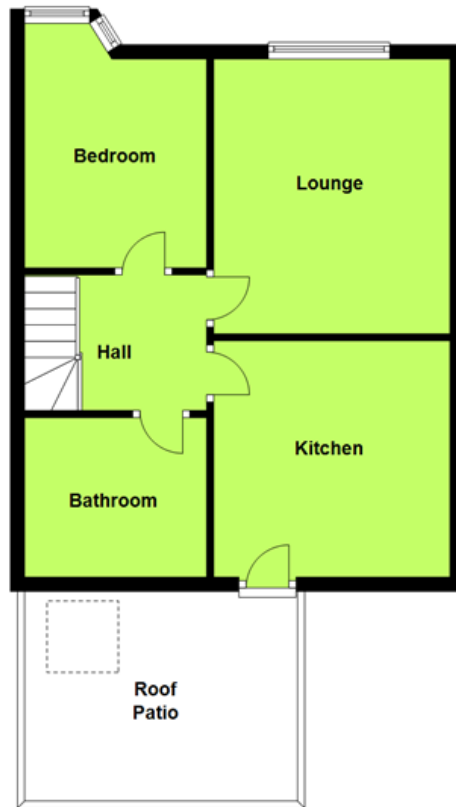


TENURE

Leasehold 999 years from January 1999
Ground floor flat has the freehold.
Maintenance on a 50/50 basis as and when required.

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

First 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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