



WILLIAMS HEDGE

estate agents



Fisher Street, Paignton

Leasehold £87,000

Ground floor retirement apartment | Convenient for town and amenities | Entrance hall
Sitting/dining room | Kitchen | Inner hall | Double bedroom | Refitted shower room/WC | Night storage
heaters | Double glazed windows | Patio and communal gardens | Communal parking
Communal facilities including residents lounge | Laundry and on-site manager | Communal parking.



7 Dawes Court, Fisher Street, Paignton, Devon TQ4 5UD

A ground floor retirement apartment in a convenient and accessible location close to the town and amenities. The development offers sheltered living for the over 60s with an on-site development manager. The development is approached from Fisher Street via a large driveway which leads to a communal parking area and level access to the apartment. Once inside an entrance hall opens into the sitting room which has sliding doors opening onto a patio and then the communal gardens, fitted kitchen, and inner hallway leading to a recently fitted shower room/WC and the double bedroom. Heating is provided by night storage heaters and the apartment offers double glazed windows.

Dawes Court offers communal facilities which include a residents lounge, laundry room, communal gardens, communal parking area and an on-site manager.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL 8' 3" x 3' 6" (2.51m x 1.07m) Textured ceiling, pendant light point, wall mounted electric heater, door to

SITTING/DINING ROOM 17' 11" max x 12' 0" (5.46m x 3.66m) Coved, textured ceiling, pendant light point, night storage heater, double grey sliding door opening onto patio area and leading to the communal garden, telephone point, TV connection point, door to inner hall, archway to

KITCHEN 8' 0" x 6' 4" (2.44m x 1.93m) Textured ceiling, light point, extractor fan, wall mounted electric heater. Fitted kitchen comprising a range of base and drawer units with work surface over, 1 1/2 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, wall cabinets, space for under worktop appliance.

INNER HALL Storage cupboard with consumer unit and electric meter. Doors to

DOUBLE BEDROOM 15' 6" x 10' 1" (4.72m x 3.07m) Coved and textured ceiling, pendant light point, double glazed window, night storage heater, built-in double wardrobe with sliding mirror fronted doors.

SHOWER ROOM/WC 6' 11" x 5' 6" max (2.11m x 1.68m) Extractor fan, heated towel rail, electric heater. Comprising shower cubicle with sliding doors and electric shower, vanity unit with basin, close couple WC.

OUTSIDE The development offers parking on a first come first served basis. There is also a communal garden which offers a lawned garden with central planting bed and paved

pathway surrounding with this apartment having direct access on to a patio from the sitting room. There is also a communal laundry.

TENURE - LEASEHOLD

99 year lease from 1/5/89 (66 years remaining)

No Ground Rent

Maintenance charge - £154pcm to include buildings insurance, building maintenance, cleaning and lighting of common areas, alarm monitoring system, maintenance of lift, scheme manager's salary and gardening.

Age Restriction: 60 years plus for all parties.

No pets allowed.

Management Company: Live West

| | |
|--|---------------------------------|
| Age: 1989 (unverified) | Postcode: TQ4 5UD |
| Current Council Tax Band: B EPC Rating: D | Stamp Duty:* N/A |
| Electric meter position: Hall cupboard | Gas meter position: N/A |
| Boiler positioned: N/A | Water: |
| Loft: N/A | Rear Garden Facing: Communal |

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

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



Zoopla!

61-63 Torquay Road | Paignton | TQ3 3DT tel: 01803 554322
email: info@williamshedge.co.uk www.williamshedge.co.uk

