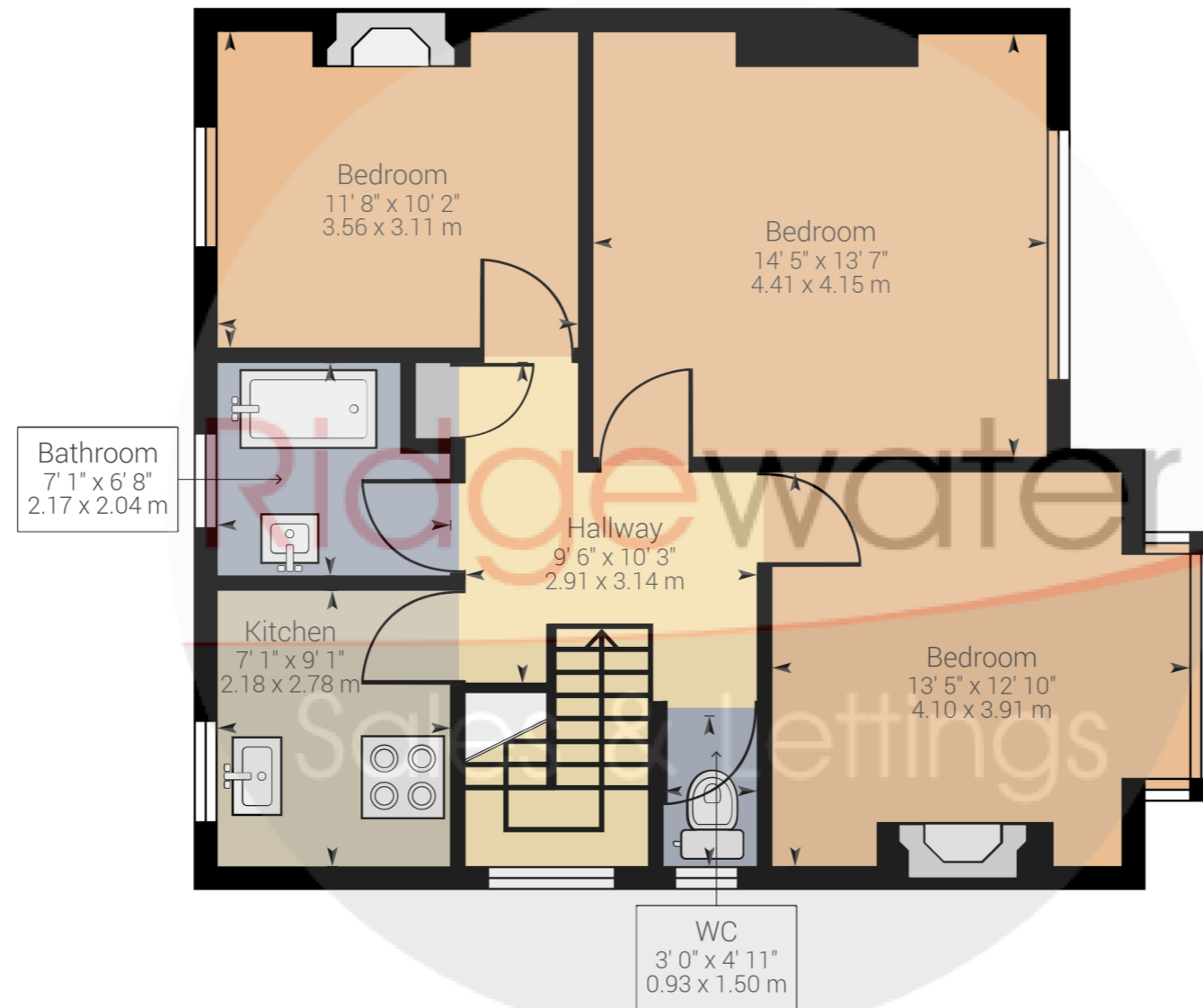


**Ridgewater**  
Local • Independent • Experts

**2 Bedroom Flat for Sale in St. Pauls Road Paignton**

**£145,000**

# FLOOR PLAN



Approximate net internal area: 682.57 ft<sup>2</sup> / 63.41 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

# DESCRIPTION

---

Ridgewater are pleased to offer this 2 bedroom top floor flat in Preston with level access to local amenities and bus routes. The property is within walking distance of Preston Sands and Hollacombe Beach.

Ideal for either a start up property investor or someone looking to add to their portfolio, this property is being sold with the current tenant in situ, with the current rent at £700 PCM, giving a 5.79% yield.

The accommodation comprises:

Stairs from the ground floor communal entrance leading to:

**Hallway** - 9'6" x 10'3" (2.91 x 3.14m) - Radiator, store cupboard door leading to:

**Lounge** - 11'8" x 10'2" (3.56 x 3.11m) - UPVC double glazed window to rear, feature fire place, picture rail, radiator.

**Bedroom One** - 14'5" x 13'7" (4.41 x 4.15) - UPVC double glazed window to front, radiator, picture rail.

**Bedroom Two** - 13'5" x 12'10" (4.10 x 3.91m) - UPVC double glazed bay window to front, feature fire place radiator, picture rail.

**Kitchen** - 7'1" x 9'1" (2.18 x 2.78m) - UPVC double glazed window to rear, built-in oven and hob, plumbing for washing machine, space for fridge/freezer, radiator and gas boiler providing central heating and hot water.

**Bathroom** - 7'1" x 6'8" (2.17 x 2.04) - UPVC double glazed window with obscured glass to rear, white bath with electric shower over, white sink, storage cupboard.

**Separate W.C.** - 3'0" x 4'11" (0.93 x 1.50m) - UPVC double glazed window to side. white toilet, radiator.

**Council Tax** Band B

**EPC D**

**Tenure** Freehold. We understand from the owner the ground floor flat has been sold on a 999 year lease.

**Maintenance** is split 50/50 on an as and when basis.

# PHOTOS

---



**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Consumer Protection from Unfair Trading Regulations 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.