



Cadwell Road, Paignton

£142,500



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

LOWER FLAT, 5 CADWELL ROAD, PAIGNTON, DEVON TQ3 2SX

A Spacious Ground Floor Apartment in level location | Conveniently Placed for amenities of the town and bus route | Entrance Hall | Bay Windowed Sitting Room | Kitchen | 2 Bedrooms
Shower Room/W.C | Front & Rear Gardens | Parking Space | Viewing Recommended.

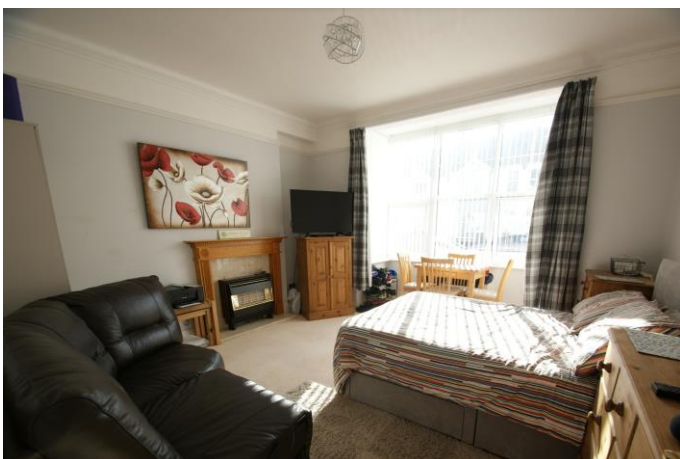
A Well presented spacious ground floor apartment offering lateral living in a convenient level location with front and rear gardens and parking space. Approached from the road via a communal entrance shared with the first floor apartment and with access to the ground floor. Once inside a spacious entrance hall leads to the bay windowed sitting room, kitchen, utility room, two bedrooms and shower room/W.C. At the front of the property is a low maintenance garden whilst the rear offers an enclosed courtyard currently laid to artificial grass and there is gated access onto the parking area. An internal inspection is highly recommended in order to appreciate this superb spacious apartment and the convenient accessible location.

The Accommodation Comprises

Communal entrance hall with access to ground floor apartment.

ENTRANCE HALL With directional spotlights, smoke detector, picture rails, radiator, storage cupboard, telephone point, doors to

SITTING ROOM 16' 8" x 14' 4" (5.08m x 4.37m) With pendant light point, picture rails, uPVC double glazed bay window to front aspect, fireplace with gas fire, radiator with thermostat control, TV connection point.



KITCHEN 11' 10" max x 11' 0" max (3.61m x 3.35m) With coved ceiling, directional spotlights, uPVC double glazed window. Fitted kitchen with a range of base and drawer units with work surfaces over. Inset 1 ½ bowl sink and drainer with mixer tap over. Inset four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, space for upright fridge/freezer, built-in oven, wall mounted boiler, door to



UTILITY 8' 7" x 3' 9" (2.62m x 1.14m) With space and plumbing for washing machine, uPVC double glazed window and door to rear.

BEDROOM 1 14' 2" x 12' 9" (4.32m x 3.89m) max measurements With pendant light point, picture rails, uPVC double glazed window to rear, radiator with thermostat control, TV point.



BEDROOM 2 8' 2" x 6' 7" (2.49m x 2.01m) With coved ceiling, pendant light point, uPVC double glazed window to side, radiator, TV point.



SHOWER ROOM/W.C 6' 0" x 5' 6" (1.83m x 1.68m)
 With coved ceiling, inset spotlights, uPVC obscure glazed window, extractor fan. Large shower enclosure with glazed screen and electric shower, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator with thermostat control.

TENURE - FREEHOLD
 Maintenance 50/50 with first floor flat on an as and when basis.

Age: 1920's (unverified)	Postcode: TQ3 2SX
Current Council Tax Band: A EPC Rating: D	Stamp Duty:* £350 at asking price
Electric meter position: Communal Hall	Gas meter position: Outside front
Boiler positioned: Kitchen	Water: Meter
Loft: N/A	Rear Garden Facing: North

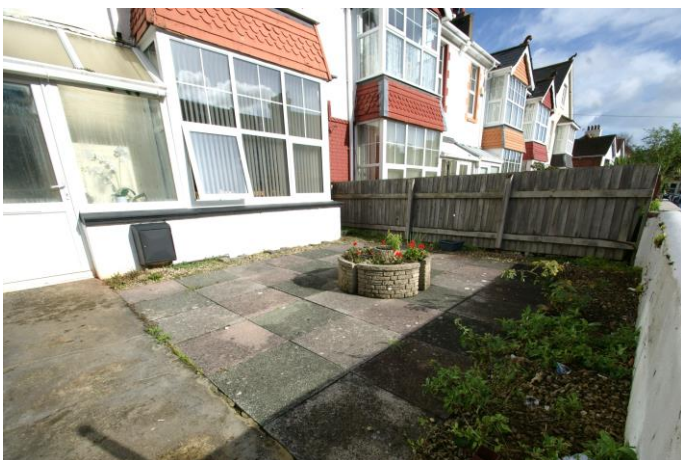
This information is given to assist and applicants are requested to verify as fact.

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



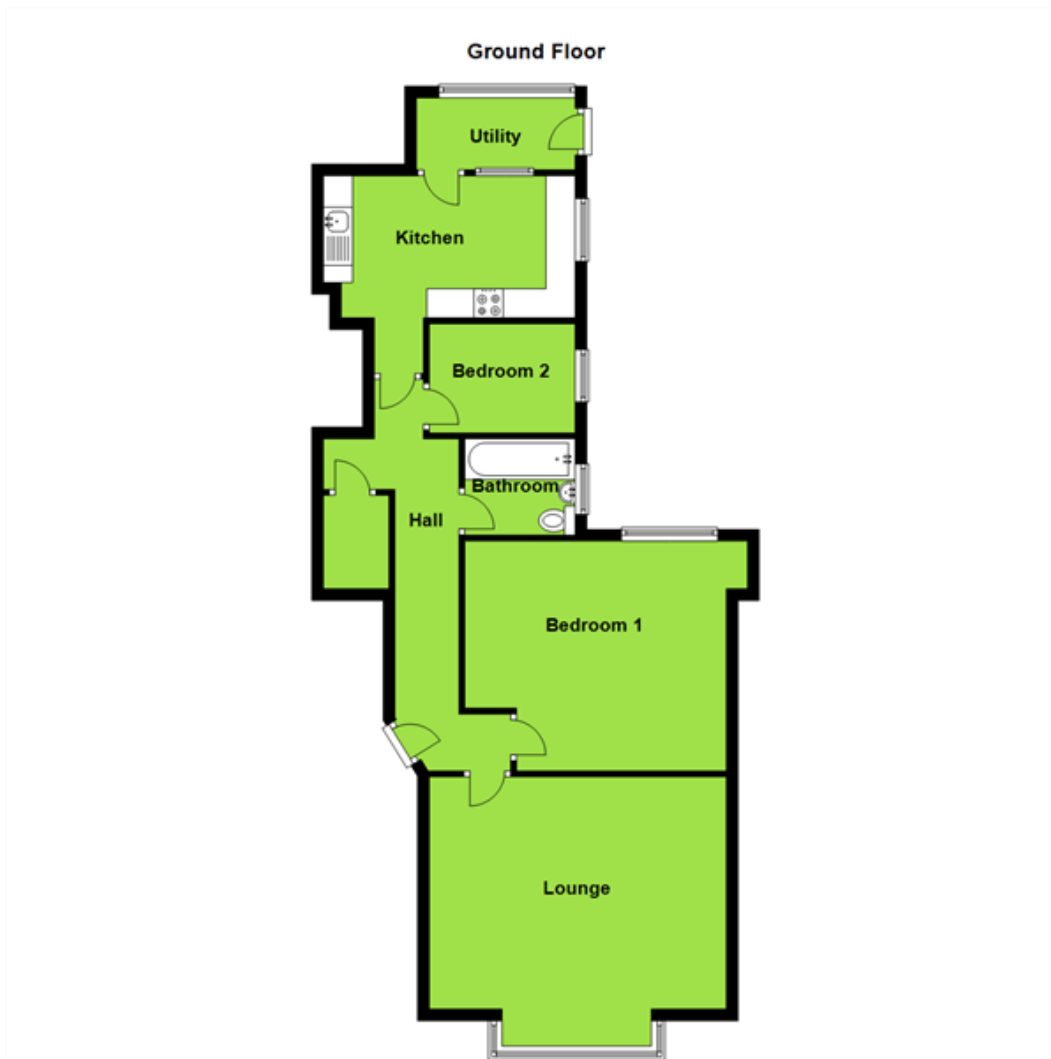
OUTSIDE

FRONT To the front of the property there is a patio with gravelled border and enclosed by low level block wall and timber fence.



REAR To the rear of the property is a courtyard accessed from the utility room with artificial grass offering a drying area and with gate leading to the parking space.

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



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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