



Totnes Road, Paignton

Leasehold £166,500



**WILLIAMS HEDGE**  
estate agents



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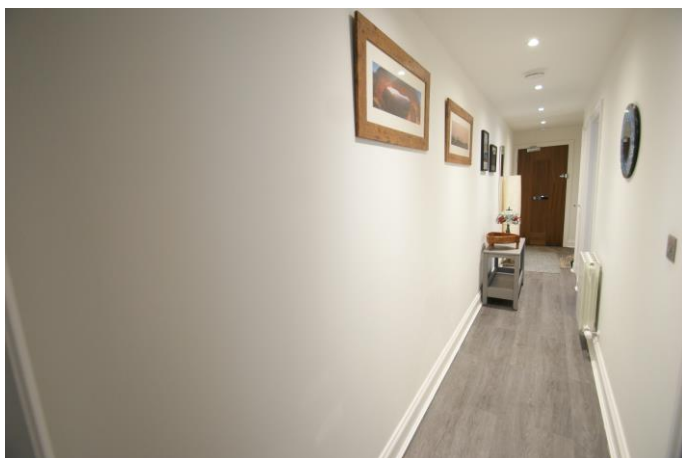
3 SILVERLAWNS, 31 TOTNES ROAD, PAIGNTON, TQ4 5LA  
 Well Presented Ground Floor Apartment | Convenient and Accessible Location  
 Allocated Parking | Communal Gardens | Entrance Hall  
 Open Plan Sitting/Dining Room and Kitchen | Integrated Appliances  
 Two Bedrooms (One Double, One Single) | Modern Bathroom/WC  
 Viewing Recommended | EPC C

A ground floor apartment forming part of a recently converted development conveniently situated for the amenities of the town centre. The property is approached from the road via a block paved driveway which provides allocated parking for the property. A communal entrance hall then leads to the apartment. Internally the well presented accommodation comprises a spacious entrance hall with Open Plan sitting /Dining room and fully integrated kitchen, two bedrooms (One double, one single), and a modern bathroom/WC. Outside are communal gardens. The property would make a superb second home/investment/first time purchase and an internal inspection is highly recommended in order to appreciate the superb accommodation and the fantastic convenient location. Conveniently placed for the amenities of the town centre which offers a fine and varied range of day-to-day and High Street shops, mini supermarkets, bus station, railway station, seafront, beaches and harbour. The property is also well placed for transport and road links for the rest of Torbay and the A380 for Exeter M5 and beyond.

**The Accommodation Comprises**

Entrance door to communal hallway and level access to apartment

**ENTRANCE HALL** 24' 05" x 4' 04" max (7.44m x 1.32m)  
 Inset spotlights, smoke detector, radiator with thermostat control, cupboard housing the central heating boiler and hot water cylinder, consumer unit, secure door entry intercom system, telephone point, doors to



**OPEN PLAN KITCHEN/SITTING/DINING ROOM** 16' 08" into kitchen area x 15' 10" into bay (5.08m x 4.83m)  
**Sitting/Dining Room;** Pendant light points, uPVC obscure glazed window to side, radiator with thermostat control, TV point, telephone point.

**Kitchen:** Inset spotlights, smoke detector, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset single sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eye level cabinets, integral fridge and freezer, integral dishwasher, integral washing machine, integral microwave, built-in double electric oven.



**BEDROOM 1** 13' 09" max x 11' max (4.19m x 3.35m)  
 Pendant light points, uPVC double glazed window to side, radiator with thermostat control, TV point.



**BEDROOM 2** 11' 11" x 6' 04" (3.63m x 1.93m) Pendant light point, uPVC double glazed window to side, radiator with thermostat control.

**BATHROOM/WC.** 8' 01" x 5' 02" (2.46m x 1.57m) Inset spotlights, extractor fan, heated towel rail. Comprising panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, close coupled WC, shower shaver socket.



Age: Converted 2019 (unverified)	Postcode: TQ4 5LA
Current Council Tax Band: B EPC Rating: C	Stamp Duty:* £830 at asking price
Electric meter position: Communal Hall	Gas meter position: N/A
Boiler positioned: Hall cupboard	Water: Meter
Loft: N/A	Rear Garden Facing: N/A

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.

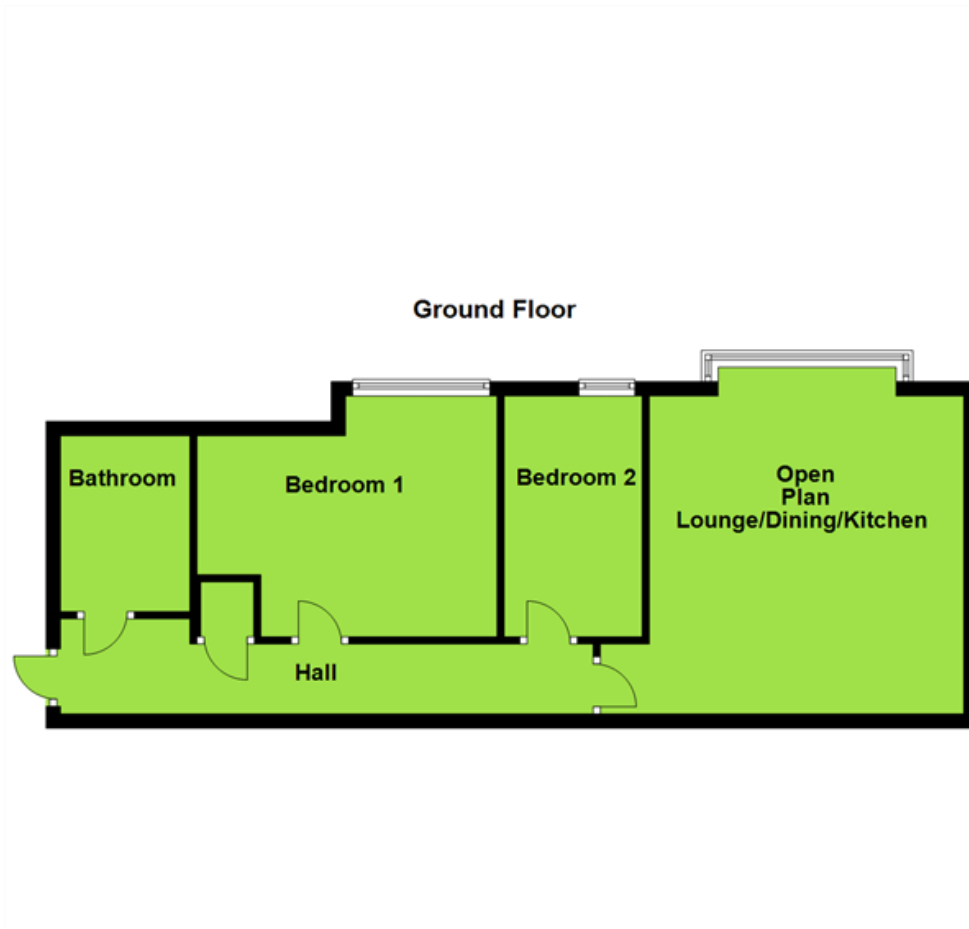
**OUTSIDE** There are communal gardens that extend around the property, communal bin stores and allocated parking. There are also two electric car charging docks



### TENURE

Leasehold 999 years from 2019  
 Ground rent £200 per annum  
 Maintenance £1,300 per annum to include building insurance, maintenance, cleaning of communal areas and window cleaning  
 Management Company Wise Homes  
 19 Apartments in total  
 Sub Letting Allowed  
 No Holiday Letting  
 Pets allowed with management company permission

This Floorplan 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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