



Fernicombe Road | Paignton | TQ3 3UP

Asking Price Of £150,000

A three bedroom ground floor flat, situated on a level site with parking for two cars and own garden to the rear. The property has been maintained to a high standard with gas central heating, uPVC double glazing and low cost maintenance with a 99 year lease. No chain.

- THREE BEDROOM GROUND FLOOR FLAT
- LARGE PRIVATE GARDEN
- PARKING FOR TWO CARS
- GOOD ORDER THROUGHOUT
- GAS CENTRAL HEATING
- LONG LEASE

uPVC double glazed front door to:-

HALLWAY Cloaks cupboard.

LOUNGE/DINER - 4.36m x 3.45m (14'3" x 11'3") Media wall with inset electric fire and recess for large wall mounted TV. Central heating radiator. uPVC double glazing.

KITCHEN - 2.95m x 2.79m (9'8" x 9'1") Range of fitted wall and base units with single drainer sink unit with cupboards below; adjoining work tops with cupboards and drawers. Matching wall units. Further base units. Larder store.

INNER HALLWAY Utility area and large storage cupboard. uPVC door to the rear.

BEDROOM ONE - 4.02m x 3.06m (13'2" x 10'0") Built in wardrobes. Central heating radiator. uPVC double glazing.



BEDROOM TWO - 2.66m x 2.33m (8'8" x 7'7") Central heating radiator. uPVC double glazing.

BEDROOM THREE - 2.95m x 2.15m (9'8" x 7'0") Central heating radiator. uPVC double glazing.

BATHROOM Modern white suite comprising shower bath with glass screen. Wash hand basin, low level WC and uPVC double glazing. Electric thermostatic shower and radiator below the towel rail.

OUTSIDE Parking bay for two cars.

REAR GARDEN Astroturfed garden area onto lawned gardens and further astroturfed gardens to the back.

MATERIAL INFORMATION Tenure: Leasehold. Service Charge: £170.00 per quarter, £680.00 per year. Length Of Lease: 90 years remaining.

Address 'Fernicombe Road, Paignton, TQ3 3UP'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '72 | C'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.