



Stanmore Tor | Paignton | TQ3 3LW

Asking Price Of £130,000

A 1 bedroom lower ground floor flat situated in a cul-de-sac location approximately 1 mile from town centre with STUNNING SEA VIEWS. This beautifully spacious 1 bedroom flat has a white fitted kitchen, modern white bathroom suite, uPVC double glazing, gas central heating and recently redecorated throughout. Outside is a parking space and communal gardens. No forward chain. The accommodation comprises:-

- PURPOSE BUILT 1 BED FLAT
- EXCEPTIONAL CONDITION
- LOVELY SEA VIEWS
- FITTED KITCHEN AND BATHROOM
- GAS CENTRAL HEATING
- PARKING SPACE

uPVC double glazed front door to:-

ENTRANCE HALL Stairs to lower ground floor.

LOUNGE/DINER 18' 4" x 10' 11" (5.61m x 3.33m) Natural wood effect flooring. Double central heating radiator. Excellent sea views. uPVC double glazing.

KITCHEN/BREAKFAST ROOM 11' 8" x 9' 3" (3.56m x 2.82m) Range of fitted units comprising sink unit with cupboards under. Further matching wall and base units. Electric oven. Larder store. Fridge/freezer. Good sea views. Partly tiled. Gas boiler for central heating and domestic hot water. Central heating radiator. Washer/dryer.

BEDROOM 16' 7" x 7' 10" (5.06m x 2.39m) Central heating radiator. UPVC double glazing.



BATHROOM White suite comprising panelled bath, pedestal wash basin, low level WC. UPVC double glazing. Heated towel rail. Built in storage space. Partly tiled.

OUTSIDE Communal garden area.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: 199 years remaining on lease. Ground Rent: TBC Service charge: 1/12 share of shared.

Address 'Stanmore Tor, Paignton, TQ3 3LW'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'TBC'

### 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.