



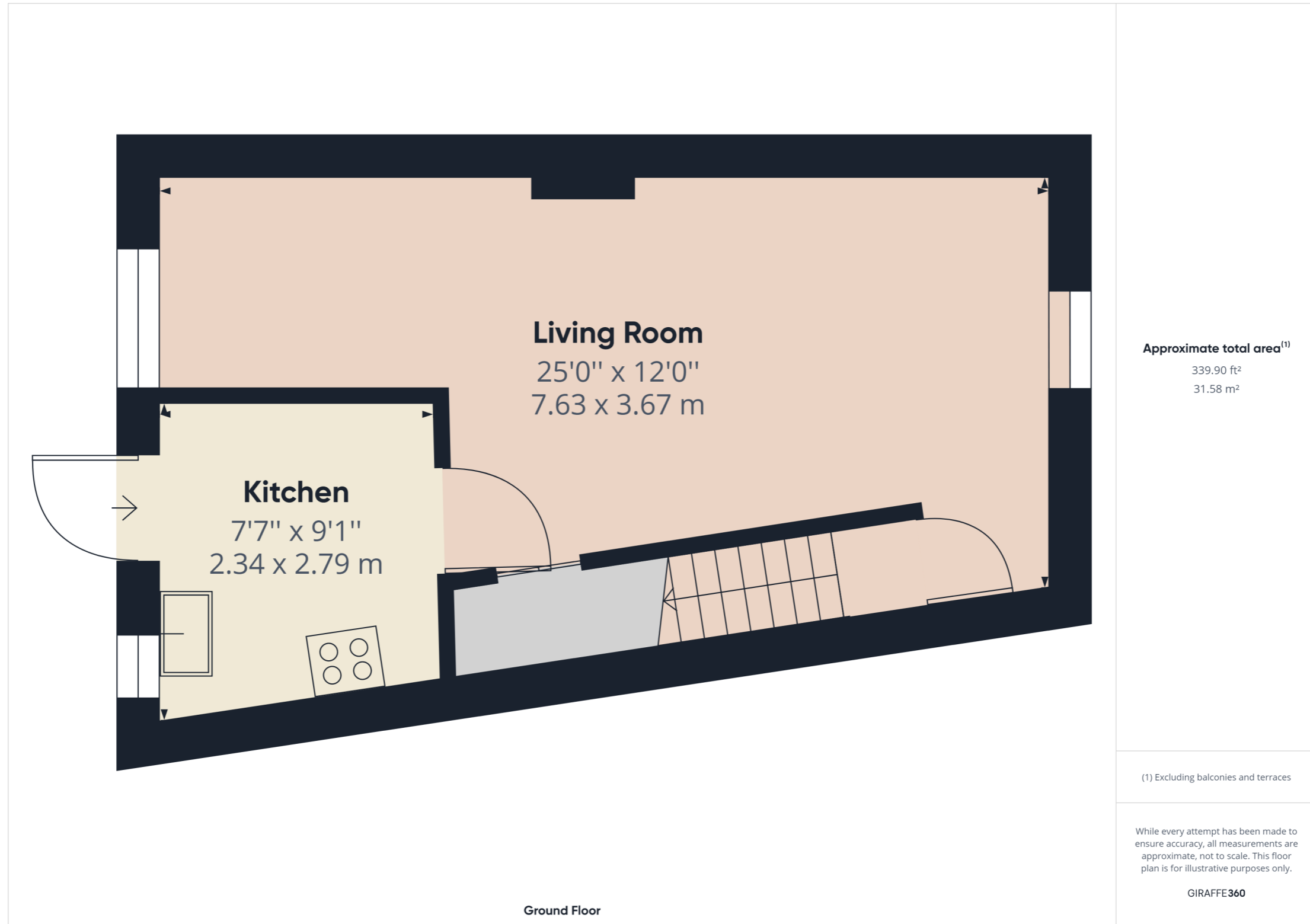
Ridgewater

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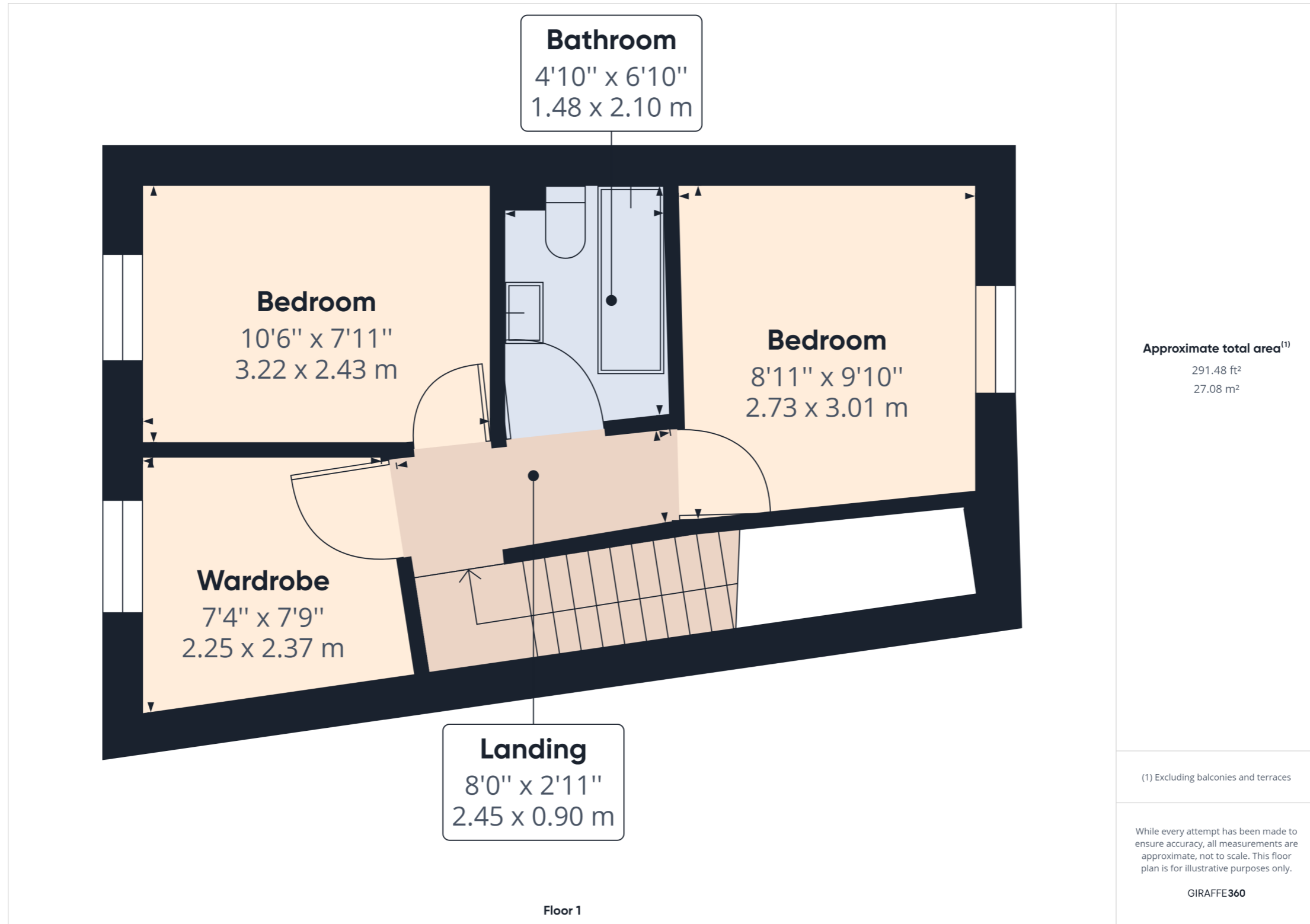
**3 Bedroom Maisonette for Sale in Princes Road,
Ellacombe, Torquay**

£140,000

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

A well presented three bedroom maisonette overlooking Brewery Park and conveniently placed for the shops and amenities of the town centre areas. The maisonette has its own separate entrance and occupies the ground and first floors of the building and is approached from the rear via Lower Ellacombe Church Road, along a gravelled pathway which leads to an enclosed paved courtyard style garden. The property benefits from gas fired central heating and double glazing.

The property is presently used as an investment and we understand is currently let at £960 per calendar month.

Accommodation.

Part obscure double glazed PVC entrance door opening to the

Kitchen. 9'1" x 7'7" (2.79m x 2.34m) at widest. Fitted with a range of units in a beech effect finish comprising floor base cupboards and drawers with roll edge work top areas and a stainless steel sink unit with a mixer tap. Matching wall cupboards. Tiled surrounds. Fitted gas hob with a stainless steel cooker hood over. Fitted double oven. Space for a fridge/freezer and washing machine. Ideal Logic gas combination boiler. Modern ceiling spot light fitting. Double glazed window to the rear. A glazed door opens through to the

Spacious Lounge/Dining Room. 25'0" x 12'0" (7.63m x 3.67m) approximately, being an irregular shaped room. Double glazed window overlooking the courtyard and giving tree lined views to the park beyond. Large understairs storage cupboard. Recessed ceiling lighting. Two radiators. Double glazed window to the front.

A door and stairs with a handrail lead to the **First Floor.**

Landing. Radiator.

Bedroom 1 9'10" x 8'11" (3.01m x 2.73m). Double glazed window to the front. Radiator.

Bedroom 2 10'6" x 7'11" (3.22m x 2.43m). Double glazed window to the rear giving tree lined views over the park. Radiator.

Bedroom 3 7'9" x 7'4" (2.37m x 2.25m) approximately. Double glazed window to the rear giving tree lined views over the park. Radiator.

Bathroom/WC. 6'10" x 4'10" (2.10m x 1.48m). Fitted with a white suite comprising a panelled bath with a chrome shower fitting over. Pedestal wash basin. Close couple WC. Extractor fan. Radiator. Tiled floor. Fully tiled walls.

Outside. A gate opens to the paved courtyard garden area which is enclosed by walls and has space for a table and chairs, potted plants and containers.

We understand the property is held on a 999 year lease from 2007. Maintenance is shared on an as and when required basis.

Energy Performance Rating Band C.

Council Tax Band B (£1658.80 2023/24).

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.

PHOTOS





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