



DANIEL BUTTERWORTH



46 Underidge Road, Paignton, TQ3 3XS

£155,000 Leasehold

"A spacious two double bedroom first floor flat with a garage and garden, located in a tucked away position"

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Well presented and Spacious First Floor Flat located in a traffic-free area in the corner of a cul-de-sac in Paignton, with easy access to the ring-road. Presented in a 'move-in' condition, accommodation briefly comprises; entrance with store cupboard, stairs to first floor, hallway, lounge / dining room, kitchen with space for a table, 2 double bedrooms and bathroom. Outside there is a lawned garden and garage in a block.

This spacious property is situated at the end of Underidge Road on the right handside, in a tucked away position. Built by Wimpey Homes in the 1970's, it forms part of a purpose built small development of flats with their own independent access and garages.

The front door is double glazed and provides access solely for this property. There is a useful store cupboard for this property just next to it. Upon entry, there is a welcoming feel to the flat and a stairs rising to the first floor. The hallway is spacious with laminate flooring. Into the living / dining room which has modern decor, laminate flooring and a large window overlooking the front of the property, with ample space for furniture and a dining table. A door leads through to the kitchen, which also allows room for a dining table and has ample worktop and cupboard space, a gas cooker and space for appliances. A window overlooks the rear. A big selling point about this property is the two sizeable bedrooms, one facing the front and one to the rear, both with ample space for large beds and furniture, with the main bedroom boasting a large storage cupboard, ideal as a wardrobe space. The bathroom is bright, airy and has a shower-bath and is tiled throughout.

On the outside of the flat, there is a small garden space, laid to woodchip. The garage is situated close to the property, with up and over door.

Further Information- Council tax band A. Leasehold - 137 years remaining. Mains services: Gas, electric, water & drainage. According to BT Openreach, Ultrafast Full Fibre Broadband is available. Mobile coverage: 3g, 4g.

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £175 from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Anti-Money Laundering regulations. These checks currently cost £30 per check which we request that you pay for.

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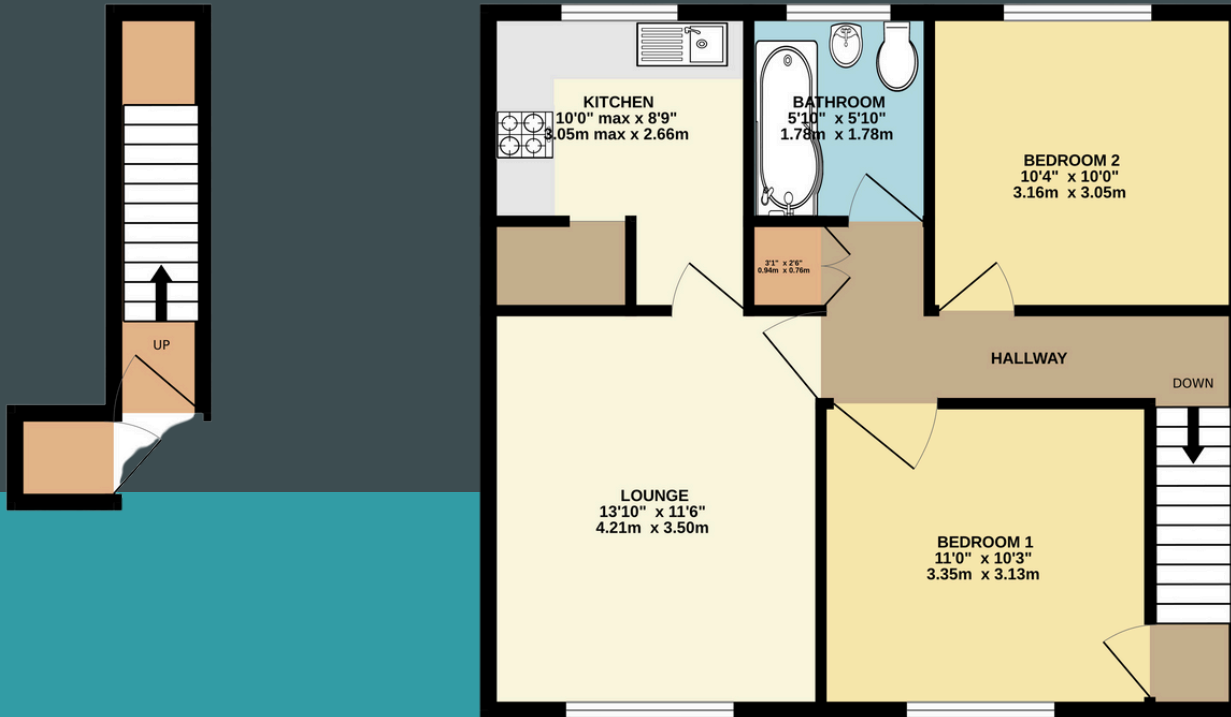
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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