



Rosemary Court, Coombe Road, Preston

£165,000

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In the sought after lower Preston area the property offers a purpose built first floor apartment with features including a South West facing balcony, three bedrooms and a garage.



INTRODUCTION

Positioned a few roads behind the main high street, Rosemary Court offers level access to the amenities of Preston which include a varied range of shops and convenience stores, bars, restaurants, seafront and beach. There are main bus routes nearby linking Paignton town centre and the remainder of Torbay.

Rosemary Court comprises 10 apartments and offers a well maintained and level communal garden, clothes drying area and a bin store.

Internally a communal entrance with staircase to the first floor leads to the apartment and once inside, an L shaped hallway leads to the accommodation which comprises an L shaped sitting/dining room which opens on to a balcony, kitchen, three bedrooms and a bathroom/WC. The accommodation comprises, Communal entrance with stairs to first floor, door to:

RECEPTION HALL Textured ceiling with pendant light points, smoke detector, radiator, cloaks cupboard with sliding doors, large storage cupboard, doors to:





SITTING/DINING ROOM - 6.17m x 5m (20'3" x 16'5") Maximum measurements. Textured ceiling with light points, UPVC double glazed window overlooking the communal gardens and UPVC double glazed sliding doors opening onto covered balcony, again with views over the communal gardens, radiator with thermostat control, TV connection point.



KITCHEN - 3.73m x 1.88m (12'3" x 6'2") Textured ceiling with directional spotlights, UPVC double glazed window overlooking the communal gardens. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, tiled surrounds, matching eye level cabinets, space for gas cooker, space for upright fridge freezer, space and plumbing for washing machine, wall mounted combi boiler, heated towel rail.



BEDROOM ONE - 3.73m x 2.31m (12'3" x 7'7") Textured ceiling with pendant light point, UPVC double glazed window, radiator with thermostat control, built in double wardrobe with sliding doors.

BEDROOM TWO - 3.73m x 2.49m (12'3" x 8'2") Maximum measurements. Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, built in double wardrobe with sliding doors.



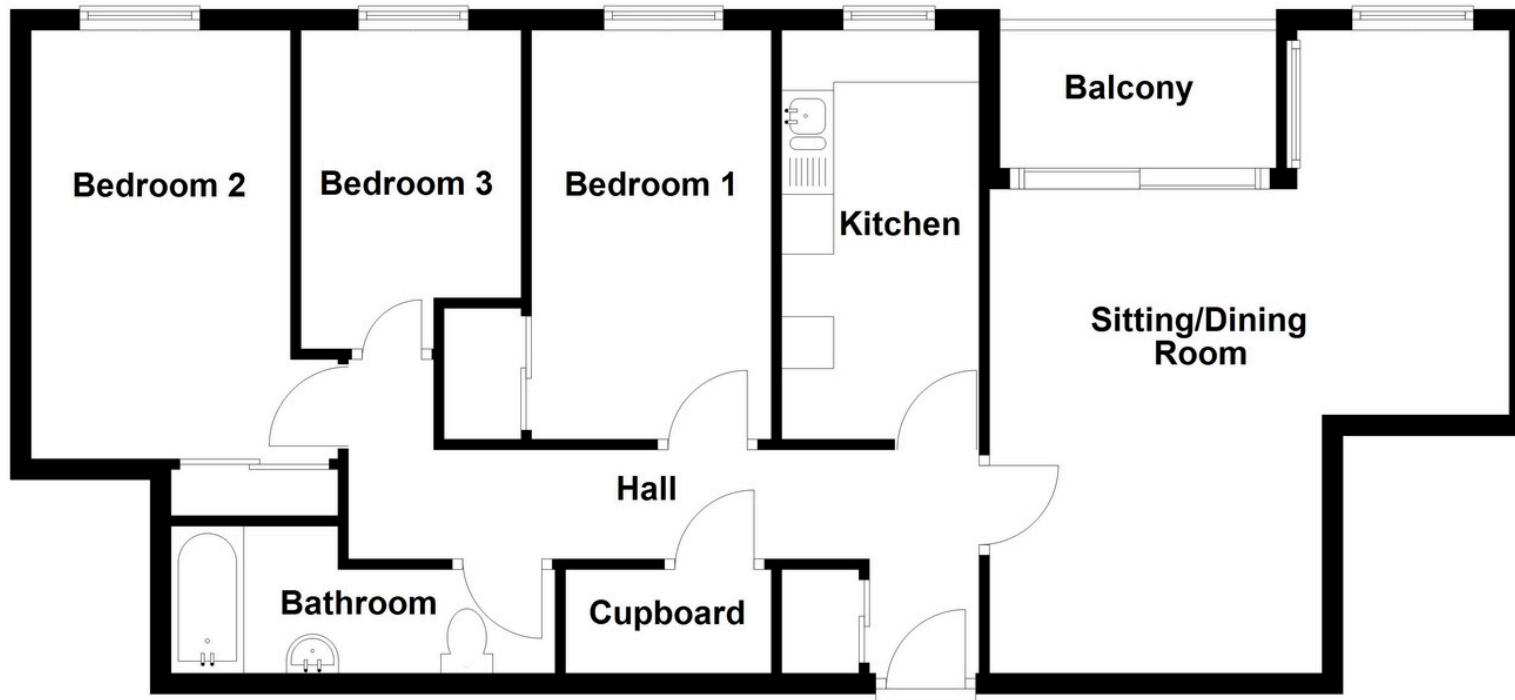
BEDROOM THREE - 2.84m x 1.88m (9'4" x 6'2") Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 3.3m x 1.8m (10'10" x 5'11") Maximum measurements. Textured ceiling with light points, accessible bath with electric shower over, pedestal wash and basin, WC, heated towel rail.

OUTSIDE

Outside the property benefits from well-maintained communal gardens, a single garage in a block and a store room. There is also a clothes drying area and a communal bin store.

Ground Floor



USEFUL INFORMATION

- Tenure - Leasehold 199 years from 22/06/1977
- Service Charge - £200pcm
- Ground Rent - £25 per annum
- Age - 1977
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band B
- EPC Rating - C/80 potential - C/80
- Broadband - To be confirmed
- Mobile - To be confirmed

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