

CHRISTOPHER SCALES

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Underidge Road, Paignton

£135,000

To arrange a viewing, when calling please quote CS1097.

In a convenient and accessible location the property offers a purpose built first floor flat with a garage.

Underidge Road is conveniently situated for local shops and amenities at Foxhole or Kings Ash Road, primary and secondary schools and the ring road is easily accessible linking the remainder of Torbay.

The property is accessed via its own private covered entrance with a storage cupboard and UPVC door to the hallway. Once inside, a staircase leads to the first floor hall with the remainder of the accommodation comprising a sitting room, kitchen/diner, two double bedrooms and a four piece bathroom/WC. The property also has gas central heating and double glazing and would make an excellent first home or buy to let investment.

The accommodation comprises: Covered entrance with storage cupboard housing gas meter, electric meter and consumer unit, UPVC obscure glazed door to:

ENTRANCE HALL Pendant light point, stairs with handrail to first floor, radiator.

FIRST FLOOR HALLWAY Coved ceiling with pendant light points, smoke detector, hatch to loft space, doors to:

SITTING ROOM - 4.09m x 3.38m (13'5" x 11'1") Coved ceiling with pendant light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, wall mounted electric fire, TV connection point, telephone point, door to:

KITCHEN/DINER - 3.05m x 2.64m (10'0" x 8'8") Coved ceiling with directional spotlights, UPVC double glazed window to rear, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, eye level cabinets, built-in electric oven, space for upright fridge freezer, space and plumbing for washing machine, tiled flooring.





BEDROOM ONE - 3.35m x 3.12m (11'0" x 10'3") Coved ceiling with light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, large storage cupboard with light point.

BEDROOM TWO - 3.15m x 3.02m (10'4" x 9'11") Coved ceiling with pendant light point. UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 3.02m x 1.65m (9'11" x 5'5") Light point, extractor fan UPVC obscure glazed window. Four piece suite comprising panelled bath with twin hand grips, shower cubicle with sliding doors, pedestal wash hand basin, WC, tiled walls, tiled floor, heated towel rail, cupboard housing the boiler

SINGLE GARAGE Up and over door.

USEFUL INFORMATION

Tenure – LEASEHOLD 125 years from 01/01/2006

Service Charge - To be confirmed

Age - To be confirmed

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band A

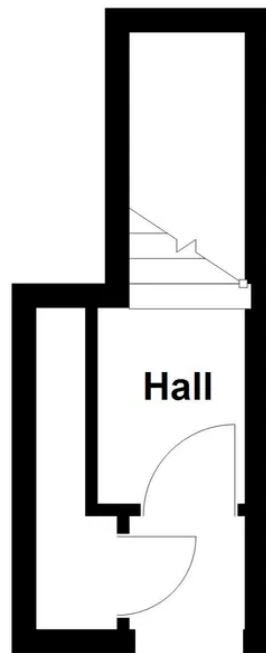
EPC Rating - C/75 potential - C/77

Broadband - To be confirmed

Mobile - To be confirmed



Ground Floor



First Floor



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