

for sale

£100,000



Coverdale Mansion Palace Avenue Paignton TQ3 3EF

A first floor flat situated in a town centre location and comprising entrance hallway, lounge, kitchen, one bedroom and a bathroom. Benefiting from gas central heating and original sash windows.

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Accommodation

This flat is located within Paignton town centre where you have easy access to many facilities including excellent road, rail and bus links. Supermarkets, cafes and Paignton beach.

Communal front door and stairs lead to the first floor where Flat 3 is located.

Entrance Hallway

Electric meter and fuse box, access to the loft area, single glazed sash window to the side, single panelled radiator, split level landing with door off to

Lounge

12' 7" x 11' 6" (3.84m x 3.51m)

Telephone for intercom system, sash windows to the front and the side, telephone point, tv aerial point, virgin connection, double panelled radiator and archway through to

Kitchen

8' 4" x 6' 11" (2.54m x 2.11m)

Obscure glass door leading out to the fire exit, space for cooker, range of base mounted units with roll edge work surfaces over and tiled splash back, range of matching wall mounted units, stainless steel single bowl drainer with mixer tap and tiled splash back, under counter fridge, wall mounted boiler and plumbing for washing machine.

Bedroom

16' 7" max x 9' 1" (5.05m max x 2.77m)

Double panelled radiator, box housing gas meter, sash window to the front and steps lead up to a mezzanine sleeping area.



Bathroom

Ceiling spotlights and extractor fan. A white suite comprising inset pannelled bath with shower over and glazed shower screen, Melamine splash backs, hand wash basin set into vanity unit with storage cupboard below, low level WC, single pannelled radiator.

Agents Note

Whilst there is no parking with this property there is a council car park at Crown & Anchor way and you can obtain a yearly permit from Torbay Council.





To view this property please contact Connells on

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51 Hyde Road
PAIGNTON TQ4 5BP

Property Ref: PGN310296 - 0014

Tenure: Leasehold

EPC Rating: D

view this property online [connells.co.uk/Property/PGN310296](https://www.connells.co.uk/Property/PGN310296)

This is a Leasehold property with details as follows; Term of Lease 115 years from 11 Feb 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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