



21a Fortescue Road

Preston, Paignton

£129,950 LEASEHOLD

- RECEPTION HALL
- SITTING ROOM
- KITCHEN
- UTILITY
- LEAN-TO WITH CLOAKROOM
- BATHROOM
- PRIVATE REAR GARDEN
- ALLOCATED PARKING SPACE

Located in a level position within walking distance of the sea front, this generous size TWO BEDROOMED GROUND FLOOR FLAT enjoys its own private garden as well as a allocated off road parking space. Now requiring some updating the accommodation would suit a first time buyer or a holiday home as there is secure covered parking for a boat if required and a level walk to restaurants and shops just yards away.

The facilities of Paignton for local shopping are within a level approach Torquay sea front is also within a short journey with a regular bus service passing just yards away.

21a

Fortescue Road, Paignton, TQ3 2BY,

Approach

A driveway leads to the Communal front door with side windows opening to the Communal Entrance Porch with parquet flooring and private door leading to:-

Reception Hall

'L' shaped with understairs storage cupboard, radiator and attractive original doors leading to the separate rooms.

Bedroom 1

4.35m x 3.37m (14' 3" x 11' 1") - Large PVCu double glazed window to the rear elevation overlooking the private garden. Radiator.

Bedroom 2

4.34m x 2.08m (14' 3" x 6' 10") - PVCu double glazed window overlooking the rear garden, picture rail and radiator.

Sitting Room

4.69m x 4.62m (15' 5" x 15' 2") - Walk-in bay window, picture rails, radiator, fireplace and door to:-

Utility

PVCu double glazed windows to the side and front, Gas boiler for central heating and domestic hot water. Airing cupboard housing the hot water cylinder with shelving. Door to:-

Bathroom

Coloured suite of panelled bath, pedestal wash hand basin and close coupled WC. Part tiled walls and obscure window to the side.

Kitchen

3.72m x 1.84m (12' 2" x 6") - Fitted with a range of units and roll edged working surfaces with inset stainless steel sink unit. Space for cooker with cooker hood over, radiator, access to loft space, window and door to:-

Lean-To

Pitched polycarbonate roof, windows, door to the garden and door to:-

Cloakroom

with WC, provisions for washing machine and store cupboard.

Private Garden

To the rear is a courtyard area and pathway leading to a fully enclosed lawned garden with mature shrub borders. Storage Shed.

Allocated Parking Space

Situated to the front of the property.

Length of Lease

A new 199 year lease will be formed.





Maintenance

50/50 Split as and when required. GROUND RENT - £10 per annum.

Council Tax Band

'B' (Torbay Council).

Directions:

SAT NAV: TQ3 2BY. On leaving Torquay and entering Preston on the Torbay Road, pass the filling station on the left and then turn right into Fortescue Road directly opposite the Eden Vauxhall garage, 21A can be found on the left hand side.

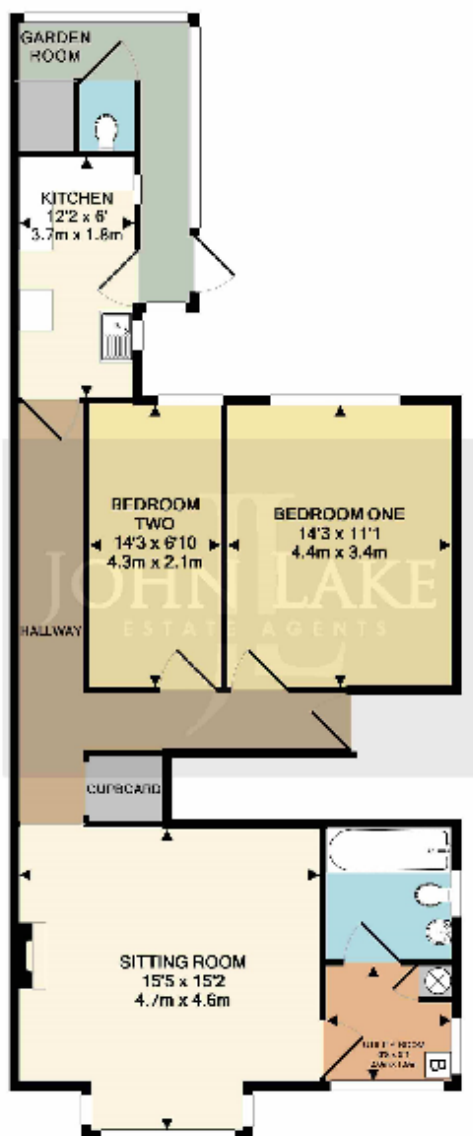
The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

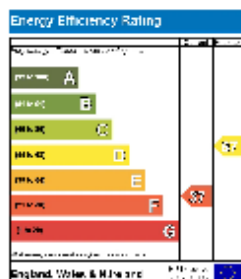
01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



TOTAL APPROX. FLOOR AREA 867 SQ.F.T. (80.1 SQ.M.)
Measurements approximate. Not to scale. Final sizes approximate only.
Made with RoomSketcher



IMPORTANT John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

