



OFFERS OVER £70,000

Dawes Court, Fisher Street,
Paignton, TQ4 5UD

A well presented one bedroom second floor flat located within the popular retirement development of Dawes Court, Paignton. The flat itself features a welcoming inner hallway, a bright and spacious living room, a modern kitchen, a large double bedroom and shower room. The property also benefits from having access to a wide array of other facilities in the building including communal gardens, private parking on a first come first serve basis, lift access, laundry facilities and a communal lounge. The complex is ideally situated within easy reach of Paignton town, doctors and pharmacies, bus links, shops, schools and more. The property is being offered for sale with no onward chain!



ENTRANCE HALL A secure fire safety front door opens into a welcoming entrance hall. This bright and inviting space features overhead lighting, a wall mounted electric heater, a generous fitted storage cupboard and doors leading to all principal rooms.

LIVING ROOM – 4.62m x 3.14m (15'1" x 10'3") A spacious and light filled living room enjoying pleasant views over the communal gardens. This space includes TV and internet points, a night storage heater and large double glazed windows. An open archway provides seamless access to the adjoining kitchen.

KITCHEN – 2.06m x 1.93m (6'9" x 6'3") A modern, well equipped kitchen featuring a range of wall, base and drawer units with roll edged worktops. Integrated appliances include an electric oven with grill, four ring induction hob with extractor hood above, and an under counter fridge. A stainless steel 1 1/2 bowl sink with drainer and a modern tiled splash back.

BEDROOM – 3.71m x 2.85m (12'2" x 9'4") A generously sized master bedroom with lovely views of the maintained communal gardens. Benefits include a built in mirrored wardrobe, space for ample furniture, and a large double glazed window.

SHOWER ROOM Comprising a modern three piece suite with a low level WC, vanity wash basin with storage below and a walk in shower enclosure. Complemented by tiling and wall panelling, extractor fan and a chrome heated towel rail.

COMMUNAL GARDENS Residents can enjoy the beautifully landscaped communal gardens, offering a large lawned area with a variety of mature shrubs and plants and a spacious patio.

PARKING Private residents parking on a first come first served basis

MATERIAL INFORMATION Tenure: Leasehold. Service Charges, Maintenance fee: £192.75 per calendar month, Covers communal area upkeep, gardening, building insurance, and on-site facilities.

Address 'Dawes Court, Fisher Street, Paignton, TQ4 5UD'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '70 | C'

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