



CHRISTOPHER SCALES
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Millbrook Road, Paignton

£145,000

To arrange a viewing, when calling please quote CS1097.

A period cottage in a tucked away position just a short walk to the amenities of Paignton town centre. The property requires some modernisation and would make an excellent first time buy or investment purchase. Accessed via a UPVC door into a reception hallway with stairs to the first floor, doors then lead to the ground floor accommodation which comprises a sitting room to the front aspect and a spacious open plan kitchen diner which in turn leads on to a small rear courtyard. On the first floor, the landing leads to two double bedrooms and a shower room/WC. The property has UPVC double glazed windows and gas central heating.

Millbrook Road is situated just minutes' walk from the amenities of the town which offers a varied range of shopping facilities, health surgeries, restaurants, cafes & bars, a train station and bus station.

The accommodation comprises: UPVC obscure glazed door to:

ENTRANCE HALL Pendant light point, electric meter and consumer unit, stairs with handrail to first floor, radiator, tiled flooring door to:

SITTING ROOM - 3.07m x 2.87m (10'1" x 9'5") Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, feature fireplace with timber surround, storage cupboards to chimney recess and one housing the gas meter, TV connection point, tiled flooring.

OPEN PLAN KITCHEN/DINING ROOM

DINING ROOM - 3.78m x 2.77m (12'5" x 9'1") Pendant light point, radiator with thermostat control, under stairs storage cupboard with light point and shelving, storage to chimney recesses, tiled flooring, radiator with thermostat control, telephone point, opening to

KITCHEN - 3.78m x 2.34m (12'5" x 7'8") Pendant light point, UPVC double glazed windows to rear and UPVC double glazed door opening onto the rear courtyard. Comprising base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, eye-level cabinets, wall-mounted boiler, space and plumbing for washing machine and further under worktop appliances, tiled flooring.





FIRST FLOOR LANDING Pendant light point, hatch to loft space, doors to:

BEDROOM ONE - 4.17m x 2.9m (13'8" x 9'6") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobes to one wall with sliding doors, feature fireplace with timber surround.

BEDROOM TWO - 3.15m x 2.95m (10'4" x 9'8") Coved ceiling with pendant light point, UPVC double glazed window to rear, radiator with thermostat control, storage cupboard with hanging rail.

SHOWER ROOM/WC - 2.36m x 1.55m (7'9" x 5'1") Light point, UPVC obscure glazed window. Comprising shower enclosure with sliding door, vanity unit with inset wash hand basin, WC, part-tiled walls, tiled floor, radiator with thermostat control.

USEFUL INFORMATION

Tenure - Freehold

Age - 1900's (unverified)

Heating - Gas central heating

Windows - Double glazed

Council Tax - Tax band B

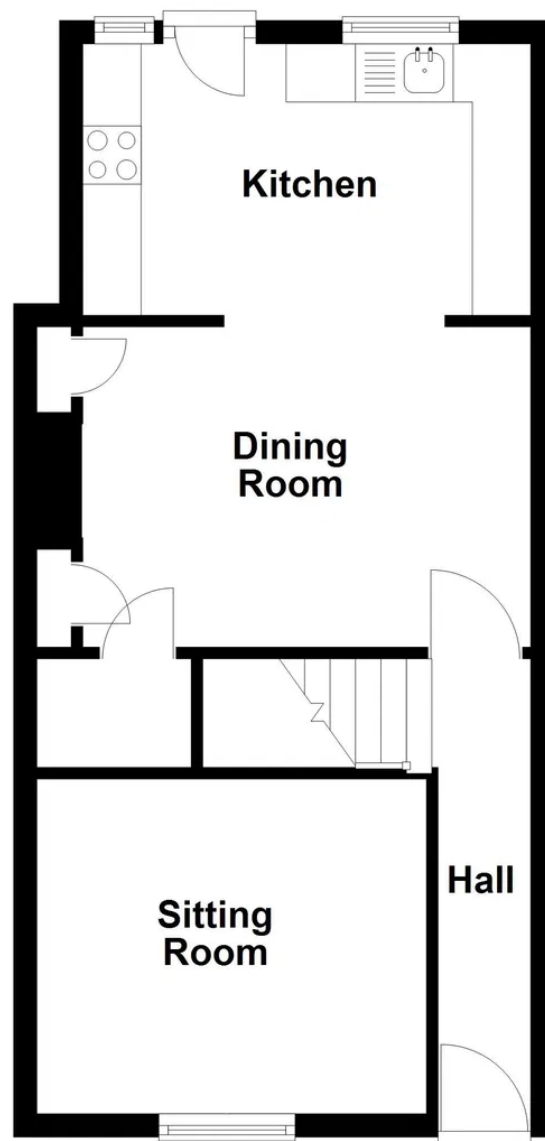
EPC Rating - EPC C/74 Potential B/83

Broadband - To be confirmed

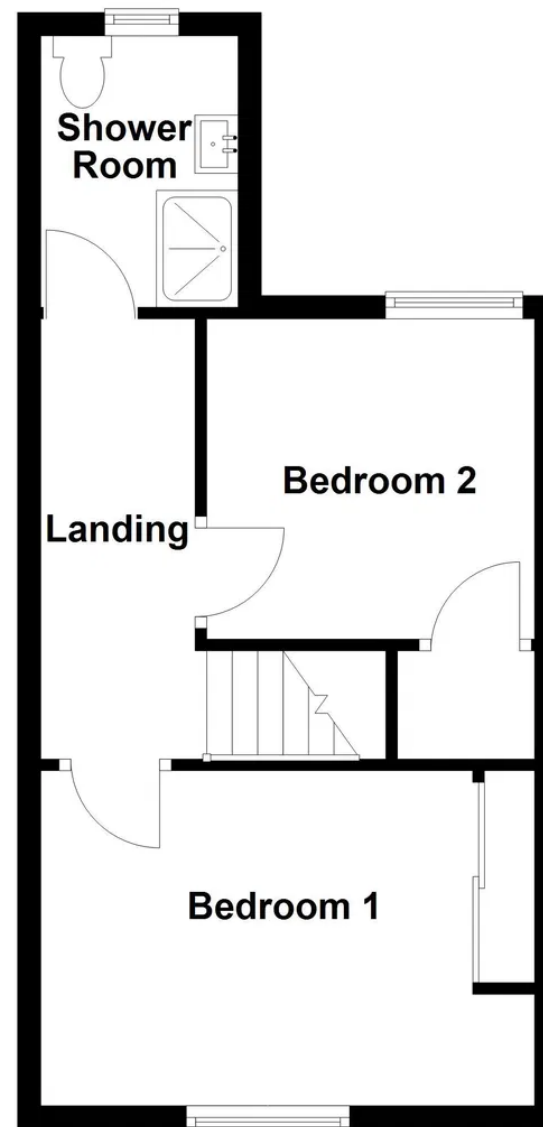
Mobile - To be confirmed



Ground Floor



First Floor



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