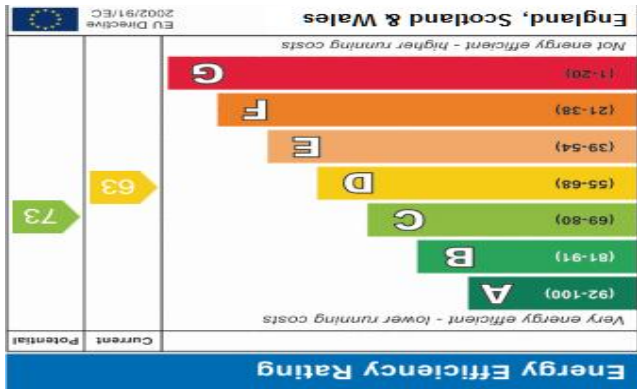




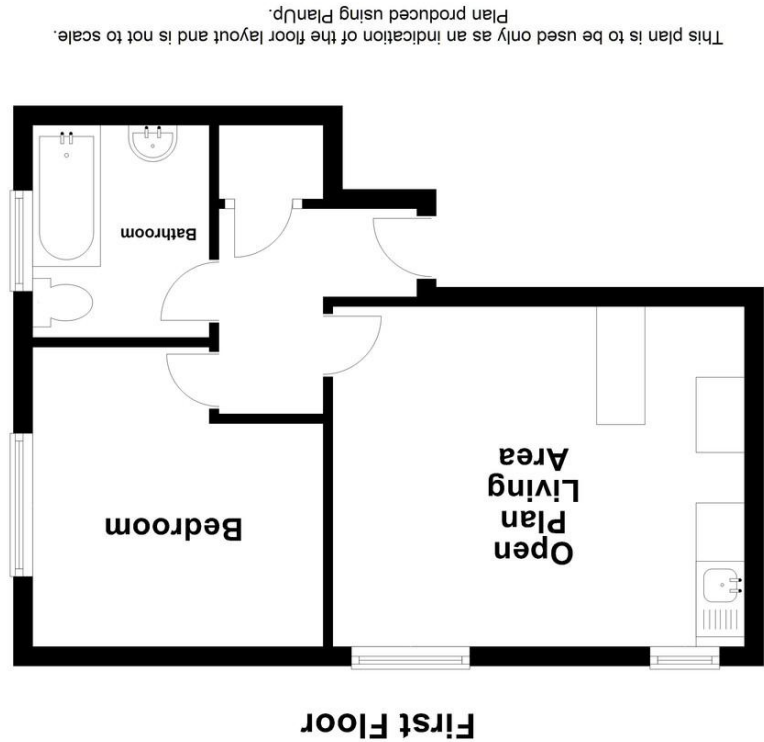
OFFICE
 49 Hyde Road, Paignton,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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FLAT 4, CANONSLEIGH 28 TOTNES RD **£91,950**
PAIGNTON, DEVON, TQ4 5JZ **LEASEHOLD**

Canonsleigh is a compact, bijou First Floor Flat ideally situated for access the many Shops and Amenities of Paignton Town Centre. It offers 1 Bedroom, Open Plan Living Area with refitted Kitchen, refurbished Bathroom and Hallway. Outside you have your own Garden area with Decking and a Summerhouse. Other benefits include UPVC double glazing and Gas Central Heating. Communal cellar storage are. Off Street Parking. Ideal First Time Buy, Retirement or even for Investment.



4 CANONSLEIGH

Bijou First Floor Flat | Close To The Towns Amenities | 1 Bedroom | Living Room With Refitted Kitchen Area | Refurbished Bathroom | UPVC Double glazing | Gas Central Heating | Your Own Garden Area | Parking | Ideal FTB, Investment or Retirement



ACCOMMODATION

From the parking areas staircase leads up to the communal front door.

COMMUNAL HALLWAY

Doors to :-

HALLWAY

Built-in airing cupboard housing the modern gas boiler which provides central heating and hot water. Access to the loft space. Central heating radiator. Doors to:-

OPEN PLAN LIVING AREA

14' 0" x 11' 6" (4.27m x 3.51m) The living area is very light and airy. UPVC double glazed windows to the side of the property. A recently refitted Kitchen features a range of wall and floor mounted units with contrasting work surfaces and complimentary tiled splashbacks. Stainless steel single drainer sink. Space for fridge freezer. Plumbing for a washing machine or dishwasher in the cupboard. TV & Phone points. Central heating radiator.

BEDROOM

9' 10" x 9' 9" (3m x 2.97m) A double room with double glazed window to the rear with an open outlook to the rear and across the rooftops of Paignton. Central heating radiator.

BATHROOM

7' 6" x 6' 7" (2.29m x 2.01m) Recently refurbished it boasts a white bathroom suite comprising of bath with mixer shower tap over and folding shower screen. Pedestal wash hand basin with a vanity cupboard blew. WC. Wainscoting to half wall height. Wipe clean walling. Obscure UPVC double glazed window to the rear. Central heating radiator.

PRIVATE GARDEN AREA

To the side of the property you have your own fenced in garden which is laid to decking, balustrading, has a torbay palm and timber garden shed/summer house which has power.

OUTSIDE

An off-road parking space for one car and visitor parking.

COMMUNAL CELLAR AREA

Useful for extra storage for the use all of the residents. Potential for fitting a washing machine in here.

AGENTS NOTES

Leasehold with over 150 Years remaining. You will own a 1/4 Share of the Freehold of the Building. We are told the service charge runs at about £720 per Annum which includes Buildings Insurance and general maintenance. The property has a water meter.

DIRECTIONS

Leaving Town on the Totnes Road turn left into New Street. Proceed 100m then turn left into the lane at the end turn right and Canonsleigh can now be found on your left hand side.

4 CANONSLEIGH



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