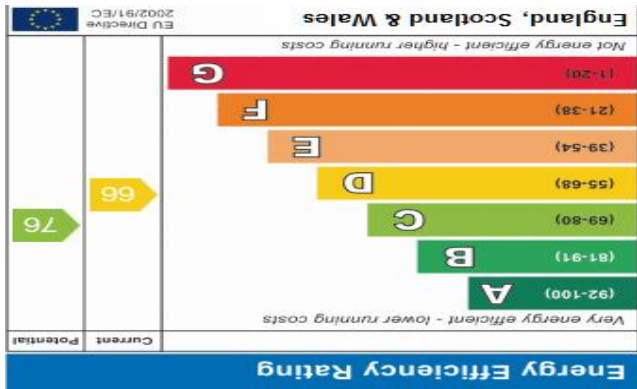




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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**35 HR POLSHAM RD**  
**PAIGNTON, TQ3 2SZ**

**£99,000**  
**LEASEHOLD**

A Ground Floor Flat in need of some renovation, ideally situated within level walking distance of the town centre and sea front. Accommodation briefly comprises; Hallway, Double Bedroom, Kitchen, Bathroom and a spacious Lounge. Small courtyard Garden to the Front. Double Glazing and Gas Central Heating. Ideal for Investment. Viewing recommended.



## 35 HR POLSHAM RD

Ground Floor Flat | Great Investment  
Buy | Level Location | Close to Town |  
1 Bedroom | Large Lounge | Gas  
Central Heating | Double Glazing |  
Courtyard | Potential 6% + Returns



### ACCOMMODATION

A great investment buy! This 1 bedroom ground floor flat boasts being in a very central location

close to schools, town centre, seafront and local parks! It has Gas Central Heating and mainly Double Glazed windows and useful storage! Viewing highly advised!

### HALLWAY

Under Stair Storage. Shoe cupboard. Doors leading to :-

### LIVING ROOM

14' 11" x 13' 0" (4.55m x 3.98m) UPVC Double glazed bay window looking on to front. radiator. Tv point. Tall ceilings.

### KITCHEN

9' 1" x 4' 11" (2.79m x 1.50m) Range of wall and floor mounted units with rolled edge work surfaces. Stainless steel sink. Gas cooker point. Space for fridge and washing machine. Obscured sash window complimenting natural light from the bathroom. UPVC double glazed window looking out to the courtyard. Radiator.

### BEDROOM

12' 0" x 11' 8" (3.67m x 3.57m) UPVC Double glazed window. Radiator. Tall ceilings. Plenty of storage.

### EN-SUITE BATHROOM

6' 6" x 4' 9" (1.99m x 1.46m) UPVC Obscured double glazed window. Obscured sash window to the left. White suite entailing a Panelled bath with shower mixer tap attachment. Pedestal wash hand basin. Part tiled walls. Central heating radiator.

### OUTSIDE

To the front there is a gated enclosed courtyard area.

### AGENTS NOTES

We are told the lease has circa of 995 years left.

## 35 HR POLSHAM RD



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