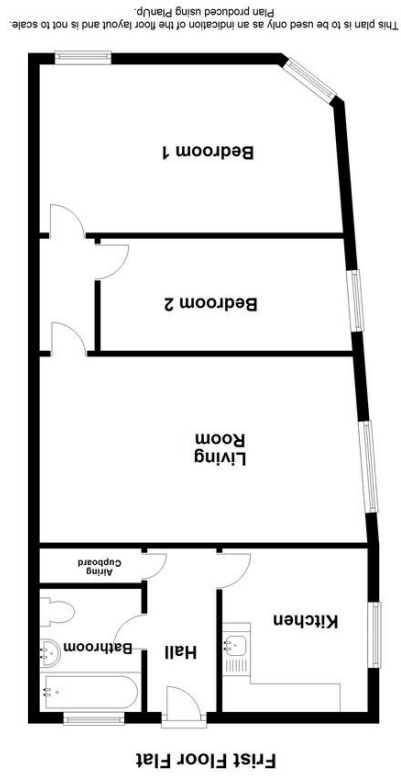
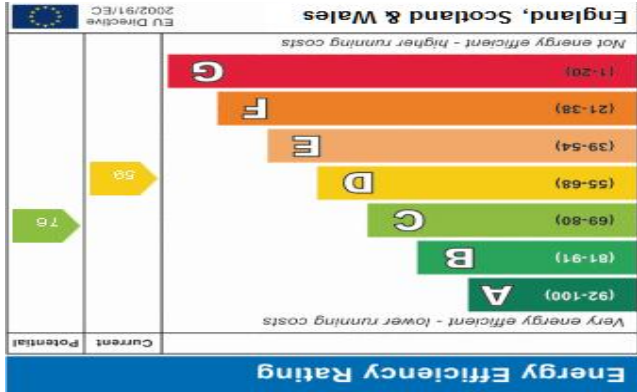




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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31A COLLEY END ROAD
PAIGNTON, TQ3 3DG

£142,950
LEASEHOLD

First Floor Flat ideally situated for access both into and out of Town. It offers 2 Bedrooms, spacious Lounge, good sized Kitchen, Bathroom and hallways. Double glazing and night storage heating throughout. Outside there is off street **PARKING FOR 1 CAR**. Ideal as a First time Buy or for those wishing to have great access to all of the Amenities and Facilities that Paignton has to offer. **NO ONWARDS CHAIN !!**



COLLEY END ROAD

First Floor Flat | Own Entrance |
Spacious Lounge | Good Sized Kitchen |
2 Bedrooms | Bathroom | UPVC Double
Glazing | Night Storage Heating |
PARKING FOR 1 CAR | NO ONWARDS
CHAIN



ACCOMMODATION

Obscure UPVC double glazed entrance door leads into :-

ENTRANCE HALLWAY

10' 5" x 4' 0" (3.18m x 1.23m) Coved ceiling. Night storage heater. Deep airing cupboard with factory lagged cylinder. Telephone point. Doors to :-

KITCHEN

9' 9" x 8' 5" (2.98m x 2.58m) UPVC double glazed window to the side of the property. Textured ceiling. Range of wall and floor mounted units with rolled edge work surfaces and tiled splashback. Integrated steel oven and hob. Single drainer stainless steel sink with mixer tap over. Space and plumbing for washing machine.

BATHROOM

6' 11" x 5' 10" (2.13m x 1.80m) Obscure UPVC double glazed window to the rear of the property. Textured ceiling. Three piece suite comprising pedestal wash hand basin, low level WC and bath with shower mixer attachment. Shower rail. Part tiled walls. Wainscoting. Medicine cabinet. Wall mounted convector heater. Shaver light and point.

LIVING ROOM

16' 4" Max x 10' 9" Max (4.98m x 3.28m) UPVC double glazed window to the side of the property. Textured ceiling. Wall mounted night storage heater. Door to :-

INNER HALLWAY

6' 5" x 3' 1" (1.98m x 0.96m) Textured ceiling. Access to boarded loft space. Smoke alarm. Hanging for coats. Doors to :-

BEDROOM 2

12' 2" Max x 6' 6" (3.71m x 2.00m) UPVC double glazed window to the side of the property. Textured ceiling. Wall mounted night storage heater.

BEDROOM 1

13' 9" Max x 9' 8" (4.21m x 2.97m) Two UPVC double glazed windows to the side and front of the property. Wall mounted night storage heater. TV lead.

OUTSIDE

Off road Parking for one car plus a further gravelled storage space in front for bin storage.

AGENTS NOTES

Council Tax Band A. A 999 years lease from 1991 with a £50 per annum ground rent.

COLLEY END ROAD

