



65 Falcon Park

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**65 FALCON PARK, TOTNES ROAD,
PAIGNTON, TQ4 7PZ**

£159,999

A detached chalet Style Park Home situated on a well regarded Park for the over 50's on the outskirts of Paignton. Accommodation briefly comprises; 2 Double Bedrooms, large walk in wardrobe, Living Room, good sized Kitchen / Dining Room and Bathroom. Central heating and UPVC double glazing. Further benefits include a secluded garden and two off road Parking Spaces. Internal Viewing is recommended.

65 FALCON PARK

Detached Chalet Style Park Home | 2
Bedrooms | Living Room | Fitted
Kitchen / Dining Room | Shower Room
| Central Heating | Double Glazing |
Secluded Garden | Parking on 2 Drives
| Rural location



ACCOMMODATION

UPVC double glazed door and window into;

HALLWAY

Telephone point. Airing cupboard with Gloworm central heating boiler. Access to loft.

LIVING ROOM

15' 4" x 9' 6" (4.67m x 2.9m) UPVC double glazed box window to the front and further window to the side. Radiator. TV point.

KITCHEN / DINING ROOM

18' 10" x 9' 4" (5.74m x 2.84m) Accessed from the living room via double multipaned doors or from the hallway. A range of wall and base units with rolled edge worktops and tiled surrounds. UPVC double glazed windows to the side and the rear and door to the garden. Radiator. Part vinyl flooring. Space and plumbing for automatic washing machine. Four ring gas hob with hood over and electric oven below. One and a half bowl sink and drainer.

BEDROOM ONE

9' 9" x 9' 6" (2.97m x 2.9m) UPVC double glazed box window to the front. Radiator. Coved ceiling. Access to; Walk in wardrobe - fitted shelving and hanging rail.

BEDROOM TWO

11' 0 max" x 9' 5" (3.35m x 2.87m) UPVC double glazed window to the rear. Radiator.

SHOWER ROOM

Refitted it now comprises wash hand basin set within a vanity unit and a low level concealed cistern WC. Oversized glazed show cubicle with fitted mixer shower. UPVC double glazed window. Extractor fan. Towel radiator.

OUTSIDE

The property is accessed via paving leading to an entrance storm porch and the front door. Stonechipped front garden with flowerbeds stocked with mature planting. Two driveways either side giving off road parking. Gated access to the rear garden which is mainly paved and has flowerbeds surrounding stocked with mature planting. 2 Large lockable storage sheds.

AGENTS NOTE

Ground rent circa £130 per month. Age restriction of 50+ applies. We have been told that the unit is circa 18 years old. Pet friendly Park.

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