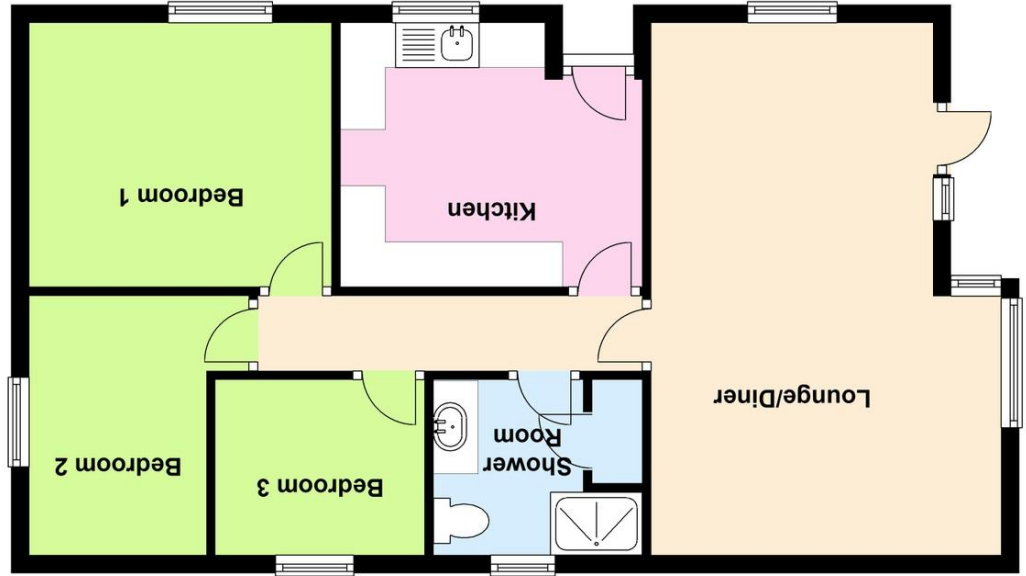




OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 01803 521111 | info@propertyladderdevon.com
propertyladderdevon.com

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

This plan is to be used only as an indication of the floor layout and is not to scale.
 Plan produced using PlanUp.



Ground Floor

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72 FALCON PARK, TOTNES ROAD, PAIGNTON, DEVON, TQ4 7PZ **£135,000**

****WELL PRESENTED SPACIOUS THREE BEDROOM PARK HOME**** An opportunity to acquire this 3 Bedroom park home situated on a fully residential park on the outskirts of Paignton. Accommodation briefly comprises; 3 Bedrooms, Lounge / Dining Room, Kitchen, Shower Room, Gardens and Parking. Further benefits include LPG Gas Central Heating, Double Glazing and Countryside Views. No Onwards Chain !!



72 FALCON PARK

Detached Park Home | Fully Residential
Status | 3 Bedrooms | Lounge/Dining
Room | Refitted Kitchen | Shower
Room | Central Heating | Double
Glazing | Cu-De-Sac Location | NO
ONWARDS CHAIN!!



FURTHER INFORMATION

Age restrictions all residents must be a minimum of 50 Years old. Council Tax Band A. Site fee approx £123.39 per month. Water, electric council tax and gas separate. We have been informed that 1 dog or cat is allowed (on moving in you may have two but you cant replace it when it passes)

ACCOMMODATION

Entrance storm porch with courtesy light and UPVC double glazed door into;

KITCHEN

11' 1" x 9' 6 max" (3.38m x 2.9m) A range of wall and base units with rolled edge worktops. Spaces for electric cooker, washing machine and 2 further under unit appliances. Sink and drainer. Cupboard housing central heating combi boiler. UPVC double glazed window to the front with views of the surrounding countryside. Vinyl flooring. Radiator. Coved ceiling.

INNER HALL

Coved ceiling. Electric heater. Built in storage cupboard.

LOUNGE / DINING ROOM

19' 7" x 13' 1 max" (5.97m x 3.99m) Dual aspect with UPVC double glazed windows to the side and front with views over the surrounding countryside. UPVC double glazed door to the garden. Two radiators. Electric fire with decorative wood surround. TV point. Telephone point. Coved ceiling.

BEDROOM ONE

11' 1" x 9' 6" (3.38m x 2.9m) UPVC double glazed window to the front. Radiator. Coved ceiling. TV cable.

BEDROOM TWO

9' 6" x 6' 6" (2.9m x 1.98m) UPVC double glazed window to the side. Radiator. Fitted wardrobe. Electric heater. Coved ceiling.

BEDROOM THREE

7' 8" x 6' 6" (2.34m x 1.98m) UPVC double glazed window to the rear. Radiator. Coved ceiling. Fitted wardrobe and further cupboards.

SHOWER ROOM

Glazed shower cubicle. White suite. Low level WC. Wash hand basin with mirror above, vanity cupboards below and above and lighting. UPVC double glazed window. Radiator. Extractor fan. Airing cupboard with radiator.

OUTSIDE

The property is accessed via paved steps to the front door and a path leads to the garden which is paved and leads onto a stonechipped area. Wrought iron balustrades and climbing plants surround. Views of the surrounding countryside can be enjoyed. Parking area to the opposite side and metal lockable storage shed.

72 FALCON PARK

