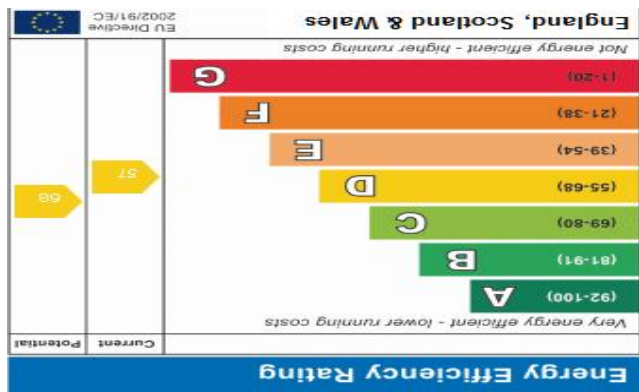




**OFFICE**  
 49 Hyde Road, Paignton,  
 Devon, TQ4 5BP  
 01803 521111 | info@propertyladderdevon.com  
 propertyladderdevon.com

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



**How much is your house worth?**  
 It may be more than you think!  
 Book your free no obligation valuation today with Property Ladder.  
 Your Local Real Estate Agents.



**FLAT 12, DENBY HOUSE,**  
**BELLE VUE ROAD, PAIGNTON, TQ4 6ES**

**£174,950**  
 LEASEHOLD

\*\*\*FOR INVESTORS ONLY\*\*\* A SPACIOUS Ground Floor Flat situated in the Roundham area, close to the seafront. Accommodation comprises; 2 Bedrooms (1 En-Suite), Good Sized Lounge, Kitchen/Dining Area, Bathroom & En-Suite Shower Room. Electric Heating and Some Double Glazing. Outside there is Parking and well maintained Communal Gardens surrounding. Sold with Tenants already in place.



## DENBY HOUSE

**\*\*INVESTORS ONLY\*\*** | SPACIOUS

Ground Floor Flat | 2 Bedrooms (1 En-Suite) | Lounge | Kitchen/Dining Area | Some Double Glazing | Electric Heating | Communal Gardens | Parking |

TENANTS IN SITU



### ACCOMMODATION

Obscure glazed door to :-

### ENTRANCE VESTIBULE

Obscure glazed panel to the side of the property. UPVC double glazed entrance door to:-

### LIVING ROOM

*19' 7" x 10' 10" Max into Bay (5.98m x 3.31m)* Coved and textured ceiling. UPVC double glazed window to the rear and side overlooking communal gardens. Smoke alarm. Dimmer light switch. Wall mounted Dimplex Quantum storage heater. Airing cupboard with lagged cylinder and shelving for linens. Phone point. Open plan through to :-

### KITCHEN/ DINING AREA

*13' 9" x 6' 11" (4.20m x 2.11m)* Coved and textured ceiling. Windows to the front and UPVC double glazed window to side of the property. Blinds Range of wall and floor mounted units with rolled edge work surface and tiled splashbacks. Electric cooker POINT. Single drainer stainless steel sink with mixer tap. Useful shelving. Doors to :-

### BEDROOM 2

*12' 1" x 8' 8" (3.70m x 2.65m)* Coved and textured ceiling. Secondary glazed window overlooking the front of the property. Built in wardrobe with shelving.

### BATHROOM

Coved and textured ceiling. Three piece suite comprising pedestal wash hand basin, WC and bath with handgrips. Tiled walls. Shaver light and point. Wall mirror. Shelving. Extractor fan.

### MASTER BEDROOM

*18' 7" x 14' 2" (5.68m x 4.34m)* Coved and textured ceiling. Secondary glazed window overlooking the gardens. Downlighters. Wall light points. TV point. Wall mounted Dimplex Quantum storage heater. Fusebox cupboard. Door to :-

### INNER HALLWAY

Hanging for coats. Door through to :-

### EN-SUITE SHOWER ROOM

Coved and textured ceiling. Extractor fan. Tiled splashbacks . Corner entry shower cubicle with fitted shower. Pedestal wash hand basin. Low level WC. Shaver light and point. Wall mirror. Heated towel rail. Extractor fan.

### OUTSIDE

Well maintained communal gardens. Parking Space.

### FURTHER INFORMATION

Council Tax Band A. Leasehold for 125 Years from 2021 with 10 yearly reviews. Proposed service charge including ground rent is £1175 per annum.

## DENBY HOUSE

