



Old Torquay Road, Preston

Price £160,000 Freehold



3 Dower Court, Old Torquay Road, Preston, Paignton, TQ3 2RT

Newly refurbished Two Bedroom GROUND FLOOR RETIREMENT flat located in a level location close to local shops and main bus routes. Located in the popular development of Dower Court this flat enjoys views onto the communal gardens.

Own front door opening into the entrance hallway, two bedrooms, modern fitted shower room, good size living room and modern fitted kitchen.

It is a short walk to Preston Beach and promenade. Dower Court is an established retirement development which has the comfort and security for residents accepted from 60 years of age. This quiet development is set back from the road and enjoys in its own communal gardens.

This property is being offered CHAIN FREE.

Own glazed front door opening into

ENTRANCE HALLWAY: Night stage heater, Window to the front.

LIVING ROOM 13'8" (4.17m) x 10'3" (3.12m): Overlooks the communal gardens. Night stage heater and TV aerial point. Opens into

KITCHEN 8'4" (2.54m) x 8'3" (2.51m): Brand new kitchen which has been arranged around two sides and comprises of matching wall and base units. The base units incorporate drawer and cupboard space set beneath a roll edge work surface with tiled splash backs. Inset single drainer sink unit with space beneath for washing machine. Built in oven, hob with extractor hood over. Matching wall mounted cupboards. Space for upright fridge/freezer and small dining table. Window overlooking the communal garden. Airing Cupboard with factory lagged cylinder tank and some shelving.

BEDROOM 1 9'5" (2.87m) x 9'5" (2.87m) : Electric panel heater. Window to the side.

BEDROOM 2 9'5" (2.87m) x 7'7" (2.31m): Window to the side. Electric panel heater.

SHOWER ROOM 7'0" (2.13m) x 7'0" (2.13m): Brand new shower and bathroom fittings. They comprise of a step in shower cubicle with electric shower and sliding door. There is a low level WC and pedestal wash hand basin. Tiled shelf, and walls. Extractor fan. Down flow heater.

OUTSIDE: Delightful landscaped communal gardens surround the property which are laid to lawn with pathways that lead to various patio areas. Mature trees and shrubs also providing colour. Unallocated residents and visitors car parking spaces.

AGENTS NOTE

Although the flat is Freehold there is a maintenance charge of approximately ££130 pcm which is payable to Westward Housing Association. This payment is for contribution to the building insurance, gardening and the general upkeep of the communal areas. Currently there is NOT an on site manager.

Council Tax Band: Band B
EER Rating: 67 EIR Rating: 0

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