



Morin Road, Preston, Paignton

£335,000



WILLIAMS HEDGE
estate agents



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43 MORIN ROAD, PAIGNTON, TQ3 2PN

Popular location | Level walk to the sea | Currently arranged as four flats | **GROUND FLOOR ACCOMMODATION** | Two bedrooms | Conservatory | Entrance hall | Two reception rooms
Communal entrance hall/traditional entrance hall | Two shower rooms | Kitchen | **FIRST FLOOR FLAT** | Two reception rooms | Two bedrooms | Two shower rooms | Rear porch | First floor decked balcony | Loft space has three areas with uPVC double glazed windows to the side and rear

The Accommodation Comprises

Flat 1

ENTRANCE PORCH uPVC front door and uPVC double glazed windows to front and side, wall mounted boiler controlling central heating system door to

KITCHEN - 2.82m x 1.96m (9'3" x 6'5") Matching base and draw units with roll edge work surfaces over, tiled flooring, ceiling strip light, space for American style fridge freezer, inset stainless steel sink with matching drainer, four ring gas hob, upvc double glaze window to the side.

LOUNGE - 4.65m x 2.84m (15'3" x 9'4") TV aerial point, laminate wood effect flooring, coved ceiling, smoke detector, ceiling light point, radiator, opening to



DINING ROOM - 4.32m x 1.88m (14'2" x 6'2") uPVC double glazed window to rear and side aspect, ceiling light point, door to bedroom

BEDROOM - 4.32m x 2.77m (14'2" x 9'1") Double bedroom, upvc double glazed window to rear aspect, ceiling light point, radiator, upvc double glazed door to

CONSERVATORY - 4.32m x 2.11m (14'2" x 6'11") Tiled flooring, mono-pitch polycarbonate roof, upvc double glazed door giving access to rear garden

WET ROOM - 1.83m x 1.37m (6'0" x 4'6") Radiator, a mains fed shower, vinyl flooring, tiled walls, low level W.C, obscured double glazed window to the front aspect, ceiling light point

FLAT 2

LOUNGE KITCHENETTE - 4.98m x 3.68m (16'4" x 12'1" into bay) uPVC double glazed bay window to the front aspect, inset stain less steel sink with base cupboards, tiled walls, radiator and ceiling light point



SHOWER ROOM - 4.9m x 1.32m (16'1" x 4'4") Low level close coupled W.C with push button flush, hand wash basin, ceiling light point, mains fed shower, mosaic tile effect vinyl flooring, extractor fan

BEDROOM - 4.06m x 3.33m (13'4" x 10'11") Double bedroom, radiator, ceiling strip light, upvc door giving access to conservatory



FLAT 3

LOUNGE/ KITCHEN

LOUNGE AREA - 13'11" x 11'11" TV aerial point, upvc double glazed bay window, ceiling light point,

KITCHEN 5'4" x 11'11" Matching wall and base drawer units, inset stainless steel sink, mosaic tile effect flooring,



SHOWER ROOM - 2.29m x 1.52m (7'6" x 5'0") Low level close coupled W.C, hand wash basin, walk in shower with glass sliding door, ceiling light point, vinyl flooring, extractor fan

BEDROOM - 3.63m x 2.84m (11'11" x 9'4") Double bedroom, ceiling light point, door to rear porch,

REAR PORCH - 2.24m x 1.02m (7'4" x 3'4") uPVC double glazed window to the rear aspect and door to decked balcony

FLAT 4

LOUNGE/KITCHEN - 4.04m x 2.84m (13'3" x 9'4")

LOUNGE AREA TV aerial point, ceiling light point, radiator

KITCHENETTE Matching wall base draw units, inset stainless steel sink with matching drainer, upvc double glazed window and upvc double glazed door giving access to decked balcony

SHOWER ROOM - 2.84m x 1.52m (9'4" x 5'0") W.C, window to the side, tiled effect flooring, and mains fed shower

BEDROOM - 2.44m x 2.06m (8'0" x 6'9") Stairs leading down to bedroom, single bedroom, uPVC double glazed window to side aspect,



LOFT SPACE Separated areas with radiators, window to the rear and side aspect, mains fed shower and W.C

OUTSIDE To the rear, large raised decked area, garage, and open carport currently used for storage, panel fencing to both sides



PARKING Driveway to the side providing off road parking for several vehicles

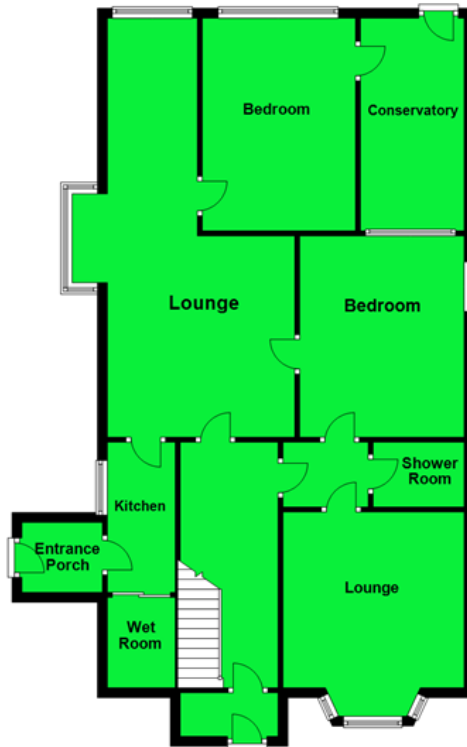
Age: 1930s (unverified)	Postcode: TQ3 2PN
Current Council Tax Band: A EPC Rating: TBC	Stamp Duty:* £4,250 at asking price
Electric meter position: Front porch	Gas meter position: Outside
Boiler positioned: Rear porch (bottom flat)	Water: Meter
Loft: Boarded, insulated, light	Rear Garden Facing: South

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary

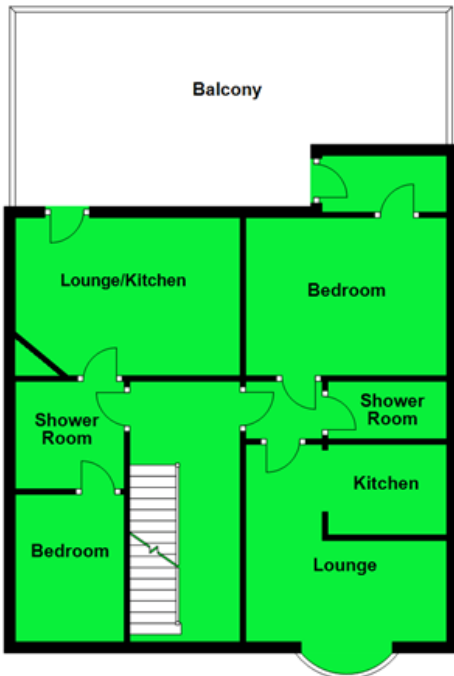
This Floorplan is not to scale and should only be used as a guide.

Ground Floor
Approx. 104.1 sq. metres (1121.0 sq. feet)

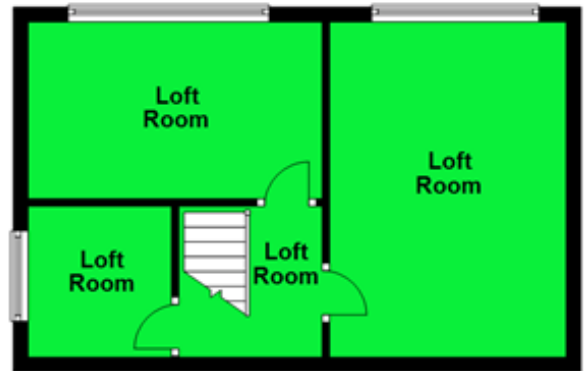


Total area: approx. 198.0 sq. metres (2130.9 sq. feet)

First Floor
Approx. 61.8 sq. metres (665.3 sq. feet)



Loft
Approx. 32.0 sq. metres (344.6 sq. feet)



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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