



Garfield Road, Paignton

£224,950



WILLIAMS HEDGE
estate agents



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GROUND FLOOR FLAT, 23 GARFIELD ROAD, PAIGNTON, TQ4 6AX

Spacious ground floor apartment | Convenient for the amenities of the town centre | Garden to front and rear | Off-road parking | Communal entrance | Sitting room | Integrated kitchen
Two bedrooms | Bathroom | Bathroom/WC | Gas and heating | Double glazing | Ideal lock up and leave/holiday home or permanent central residence

A spacious ground floor apartment in a convenient and accessible location with the amenities of the town within level walking distance. Situated on Garfield Road, the apartment has an outlook from the sitting room and front garden onto Victoria Park and there is an additional courtyard to the rear and an off-road parking accessed via a service lane. A communal entrance leads into building and once inside the apartment, the accommodation comprises a spacious sitting room to the front aspect, modern kitchen to the rear with integrated appliances and double doors opening onto the courtyard, two bedrooms, bathroom/WC and a separate WC. The property is further complimented throughout with uPVC double glazed windows and doors and gas central heating. The property offers potential for use as a lock up and leave, holiday home or permanent residence and an internal inspection is highly recommended in order to appreciate the accommodation offer and the convenient central location.

Conveniently situated for the amenities of the town & seafront, Garfield Road is a short level walk to local shopping facilities, train station and bus station. Victoria Park is directly opposite and offers a further recreational space.

The Accommodation Comprises

Communal entrance with front door to the apartment

SITTING ROOM - 4.62m x 4.19m (15'2" x 13'9")

Textured ceiling with light point, smoke detector, picture rails, radiator with thermostat control, cupboard housing the electric meter and consumer unit, fireplace with inset gas fire, TV connection point, uPVC double glazed window to front aspect with outlook to Victoria Park, timber flooring. Door to



HALLWAY - 6.12m x 0.79m (20'1" x 2'7") Pendant light points, smoke detector, radiator with thermostat control, storage cupboard, continuation of timber flooring, doors to

BEDROOM ONE - 4.09m x 3.43m (13'5" x 11'3")

Pendant light point, smoke detector, picture rails, uPVC double glazed window to rear aspect, fitted wardrobe to one wall with sliding mirror fronted doors, radiator with thermostat control, vanity unit with inset sink.



BEDROOM TWO - 3.76m x 2.01m (12'4" x 6'7")

Pendant light point, uPVC double glazed window to side, radiator with thermostat control, telephone point.

BATHROOM/WC - 2.29m x 1.93m (7'6" x 6'4") Light points, uPVC obscure glazed window. Comprising panelled bath with shower over and curved glazed screen, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.



SEPARATE WC - 1.07m x 0.86m (3'6" x 2'10")

Comprising close coupled WC, hand wash basin, tiled walls, obscure glazed window.

KITCHEN - 3.51m x 2.92m (11'6" x 9'7") Light points, uPVC double glazed window to rear, Radiator with thermostat control, uPVC French doors opening onto the side courtyard. Fitted kitchen comprising a range of high gloss fronted base and drawer units with roll edged work surfaces over, 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, built-in eye-level electric oven, fridge and freezer, integral dishwasher, integral washing machine, integral tumble dryer, cupboard housing the boiler, tiled floor.



Age: (unverified)	Postcode: TQ4 6AX
Current Council Tax Band: B	Stamp Duty:* £0 at asking price
EPC Rating: C	
Electric meter position:	Gas meter position:
Boiler positioned: Kitchen	Water:
Loft: N/A	Rear Garden Facing:
Total Floor Area: Approx 111 Square meters	Square foot: Approx 1,194 Sqft

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.



OUTSIDE

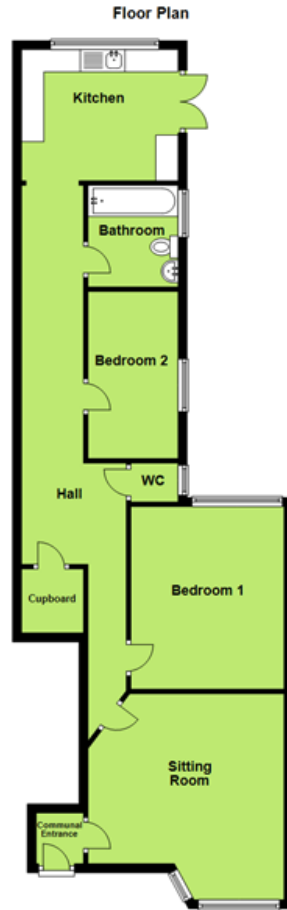
FRONT At the front of the property is a low maintenance garden laid to concrete and paving slabs with a raised planting border and enclosed by hedge to one side. The garden has an outlook over Victoria Park and a covered veranda style seating area.

REAR At the rear of the property is a courtyard garden enclosed by brick wall and timber fence outside tap and access from the kitchen. There is a timber gate using onto a concrete driveway providing off-road parking and with a garden store.

TENURE - FREEHOLD



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



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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