



Dunstone Park Road, Paignton

Leasehold Guide Price £190,000



WILLIAMS HEDGE
estate agents



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FLAT 13, DUNSTONE COURT, DUNSTONE PARK ROAD, PAIGNTON, TQ3 3XH

Purpose built apartment | Panoramic sea view across Torbay | Allocated parking | Communal entrance to the stairs to 1st floor | Entrance lobby | Reception hall | Sitting/dining room | Balcony with panoramic sea view | Contemporary integrated kitchen | Two bedrooms | Bathroom WC | Double glazing | Electric heating | Communal grounds & communal bin store

With panoramic sea views across Torbay, the property offers a superbly presented purpose-built first floor apartment which has been upgraded by the current owner to provide comfortable and inviting accommodation. Dunstone Court is situated on the outskirts of the town in a desirable location with good access for local amenities, transport links and road links for further field. Dunstone Court is situated on a private road and accessed via a carpark with allocated parking for the apartment. A communal entrance with stairs then leads to the first floor and once inside, a reception hallway with large storage cupboard leads to the accommodation which comprises a light bright sitting/dining room with double doors opening onto the sun balcony, again enjoying the panoramic sea views, a contemporary integrated kitchen, two bedrooms and modern bathroom/WC. The property would make a superb second home/holiday home or permanent residence and an internal inspection is highly recommended in order to appreciate the accommodation and offer and the stunning sea views.

The Accommodation Comprises

Communal entrance with stairs to first floor, door to entrance lobby with electric meter cupboard, door to,

RECEPTION HALLWAY Coved and textured ceiling with inset spotlights, smoke detector, dado rail, electric night storage heater, airing cupboard housing hot water cylinder with slatted shelving and space for tumble drier. Doors to

SITTING/DINING ROOM - 5.77m x 3.3m (18'11" x 10'10") Coved and textured ceiling with pendant light points, dual aspect with uPVC double window to side and double doors opening onto a balcony with panoramic sea views across the bay and out to sea, electric night storage heater, TV connection point. Opening to



KITCHEN - 2.97m x 2.01m (9'9" x 6'7") Coved ceiling with directional spotlights, uPVC double glazed window to side with panoramic sea views across the bay. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset ceramic sink and drainer with mixer tap over, inset induction hob with extractor over, tiled surrounds, matching eye level cabinets, integral fridge and freezer, integral washing machine, built-in electric oven.



BATHROOM/WC - 2.03m x 1.73m (6'8" x 5'8")
 Coved ceiling with inset spotlights, extractor fan. Comprising L-shaped shower bath with glazed screen, vanity unit with inset wash hand basin, close coupled WC, tiled walls, tiled floor, heated towel rail, shaver socket, double mirror wall cupboard over vanity unit.



BEDROOM ONE - 3.71m x 2.59m (12'2" x 8'6")
 Coved and textured ceiling with pendant light point, double glazed window to rear aspect, fitted triple wardrobe, wall mounted electric heater.



TENURE – LEASEHOLD

Length of lease - 199 years from 1989
 No ground rent
 Maintenance charge - £105 pcm (at time of writing- Feb '24) includes water rates, building insurance. Maintenance including communal grounds.
 1/18th share of freehold
 Pets are allowed at the management's discretion.
 No holiday letting
 Sub-letting allowed

BEDROOM TWO - 4.39m x 1.73m (14'5" x 5'8")
 Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, wall mounted electric heater, fitted triple wardrobe.

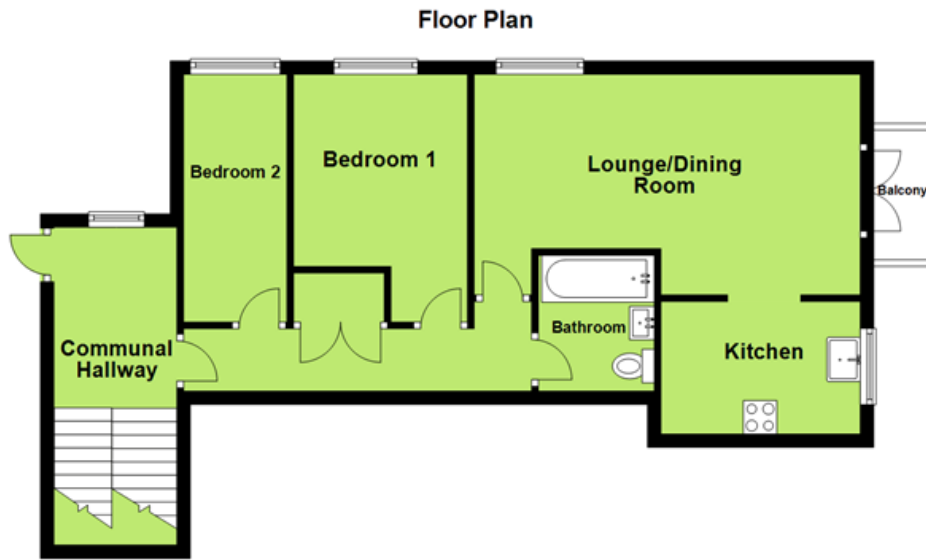


Age: 1989 (unverified)	Postcode: TQ3 3XH
Current Council Tax Band: C EPC Rating: B	Stamp Duty:*
Electric meter position: Communal Hall	Gas meter position: No Gas
Boiler positioned: Hot water Cylinder in hallway	Water:
Loft:	Rear Garden Facing: Balcony – East facing
Total Floor Area: approx. 55 Square meters	Square foot: approx. 592 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.

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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