



Fisher Street, Paignton

Leasehold £89,950



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

FLAT 11, DAWES COURT, FISHER STREET, PAIGNTON, TQ4 5UD

Entrance from Curlegde Street or via communal entrance | Sitting/dining room opening onto communal gardens | Kitchen | Double bedroom with fitted wardrobe | Modern shower room/WC
Spacious reception hall | Double glazing | Electric heating | Covered entrance with useful store
Facilities include a residence lounge and scheme manager, and parking on a first come first serve basis

With its own private entrance from Curledge Street or accessed through the communal entrance to Dawes Court, the property offers a light, bright ground floor retirement apartment. A few steps lead to a covered entrance which has a useful store and a double-glazed door leading into the reception hallway. Once inside there is a spacious sitting/dining room with sliding doors opening onto the well-maintained communal gardens, a kitchen, double bedroom with fitted wardrobe and a modern shower room/WC. The property has double glazed windows and electric heating.

Dawes Court is a popular retirement development with the benefit of communal facilities including a resident's lounge, communal garden, communal parking (on a first come first serve basis) and a development manager.

The Accommodation Comprises

Covered entrance with storage cupboard and uPVC obscure glazed door to

RECEPTION HALL Textured ceiling with pendant light point, wall mounted electric heater, secure door entry intercom system, cupboard housing the hot water cylinder with shelving. Doors to

SITTING/DINING ROOM - 5.56m x 3.15m (18'3" x 10'4") Coved and textured ceiling with pendant light point, uPVC double glazed sliding doors opening onto the communal garden, TV connection point, telephone point, emergency pull cord, night storage heater, opening to



KITCHEN - 2.36m x 2.01m (7'9" x 6'7") Ceiling with strip light, uPVC double glazed window to front aspect, wall mounted electric fan heater. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, matching eye level cabinets, space for upright fridge freezer.



DOUBLE BEDROOM - 4.19m x 2.62m (13'9" x 8'7") Coved and textured ceiling with pendant light point, uPVC double glazed window overlooking the communal garden, night storage heater, emergency pull cord, fitted double wardrobe with sliding mirror fronted doors.



Age: 1989 (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B	Tenure: Leasehold
EPC Rating: C	
Services - Mains electric, water & sewerage, no gas	
Broadband - Standard, Superfast, Ultrafast. Mobile Network – Indoor - EE, Three voice & data likely, O2, Vodafone voice likely, data limited. Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position:	Gas Meter Position: N/A
Boiler Position: N/A	Water: Meter
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: Sqm	Square foot:

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

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

SHOWER ROOM/WC - 2.06m x 1.57m (6'9" x 5'2") Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising large shower enclosure with glazed screen and electric shower, vanity unit with wash hand basin, close coupled WC, heated towel rail, strip light and shaver socket, tiled walls, emergency pull cord.



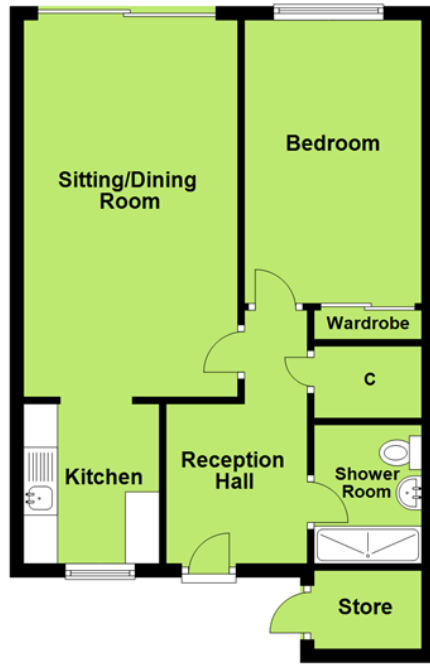
TENURE – LEASEHOLD

Length of lease – 99 years from 1989

Maintenance charge £178.92 pcm to include building insurance, maintenance and lighting of communal areas, part time scheme manager.

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

Floor Plan



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.

W657 Printed by Ravensworth 01670 713330