



Fisher Street, Paignton

Leasehold £135,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

## 12 CYPRESS COURT, 47 FISHER STREET, PAIGNTON, DEVON TQ4 5DU

First floor retirement apartment | Superbly appointed accommodation | Spacious reception hall

Stairs or lift to first floor | Spacious reception hall | Sitting/dining room | Large balcony

Fitted kitchen | Double bedroom | Shower room/WC | Double glazing | Electric heating

Communal residents facilities to include lounge, laundry, guest suite, refuse store and communal parking

A superbly appointed retirement apartment conveniently situated for the amenities of the town centre, Goodrington seafront and the main number 12 bus route linking Torbay and Newton Abbot.

Cypress Court is a quality retirement development built circa 2008 designed for comfortable retirement living and with excellent communal facilities including a residents lounge with kitchenette, communal gardens, guest suite, communal laundry room, refuse store and communal parking. The apartment is located on the first floor which is accessed either by stairs or lift and once inside, a spacious reception hall with two storage cupboards leads to the accommodation comprising a light, bright sitting/dining room with full height corner windows and UPVC door opening onto a good sized decked balcony at the front of the building. From the sitting room, double doors open into a fitted kitchen with integrated fridge. There is a large double bedroom with fitted double wardrobe and a spacious shower room/WC. An internal inspection is highly recommended in order to appreciate this well presented property and the convenient and accessible location.

Paignton is a seaside town on the coast of Torbay in Devon, England. Nestled between Torquay and Brixham it forms the Torbay area and is a holiday destination known as the English Riviera.

Attractions include Paignton Zoo and the Paignton and Dartmouth Steam Railway, which operates steam trains from Paignton to Kingswear, from where a ferry can be taken across the River Dart to Dartmouth and the South Hams.

Nearby Beaches include Broadsands Beach, Elberry Cove, Fairy Cove, Goodrington Sands, Oyster Cove, Paignton Sands, Preston Sands and Saltern Cove with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path.

The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The new South Devon Link Road was opened in December 2015 and now provides a dual carriage way to Exeter and the M5 making Torbay very accessible

### The Accommodation Comprises

Communal entrance with stairs and lift to first floor, door to

**RECEPTION HALL** Coved ceiling with pendant light points, smoke detector, secure door entry intercom system, emergency pull cord, cupboard housing the electric meter and consumer unit with light point and coat hooks, airing cupboard housing the hot water cylinder with slatted shelving, doors to

**SITTING/DINING ROOM** - 6.32m x 3.23m (20'9" max x 10'7" max) Coved ceiling with light points, electric radiator, TV connection point, telephone point, fireplace with inset fire, UPVC double glazed windows to front aspect and door opening onto decked balcony with glazed screen, double doors to



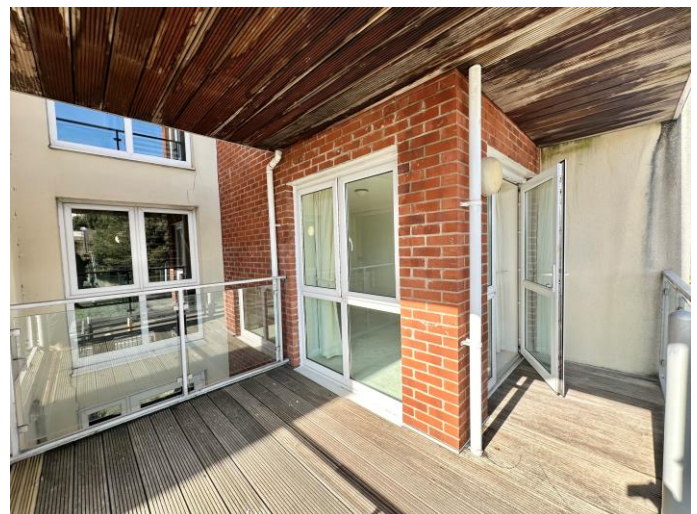
**KITCHEN** - 2.39m x 2.26m (7'10" max x 7'5" max) Coved ceiling with strip light, extractor, UPVC double glazed tilt'n'turn window. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eyelevel cabinets, high-level electric oven, integral fridge & freezer.



**DOUBLE BEDROOM** - 5.99m x 2.77m (19'8" max x 9'1" max) Coved ceiling with pendant light point, extractor fan, UPVC double glazed window to front aspect, wall mounted electric heater, telephone point, TV connection point, built-in double wardrobe with bifold mirror fronted doors.



**SHOWER ROOM/WC** - 2.24m x 1.8m (7'4" x 5'11")  
 Coved ceiling with light point, extractor fan, emergency pull cord. Comprising large walk-in shower enclosure with sliding door, vanity unit with wash hand basin, close coupled WC, tiled walls, strip light and shaver socket, electric towel rail, wall mounted electric heater.



**TENURE - LEASEHOLD**

All Residents must be 60 years old and over.  
 Length of lease is 125 years from 2008.  
 MAINTENANCE FEE is £1,528.15 every six months to include building insurance, general maintenance, window cleaning, water rates and gardening.  
 GROUND RENT is approximately £425.00 per annum.  
 Management Company - First Port.  
 A Pet is allowed with prior permission from the Freeholder but cannot be replaced once it passes. The Parking is communal and unallocated.  
 The 24 hour call System is currently provided by Apello DEVELOPMENT FACILITIES Residents Lounge, Guest Suite available, Laundry Room, Garden areas, communal Car Park, Visiting Development Manager and 24 Hour Emergency Call cover system.

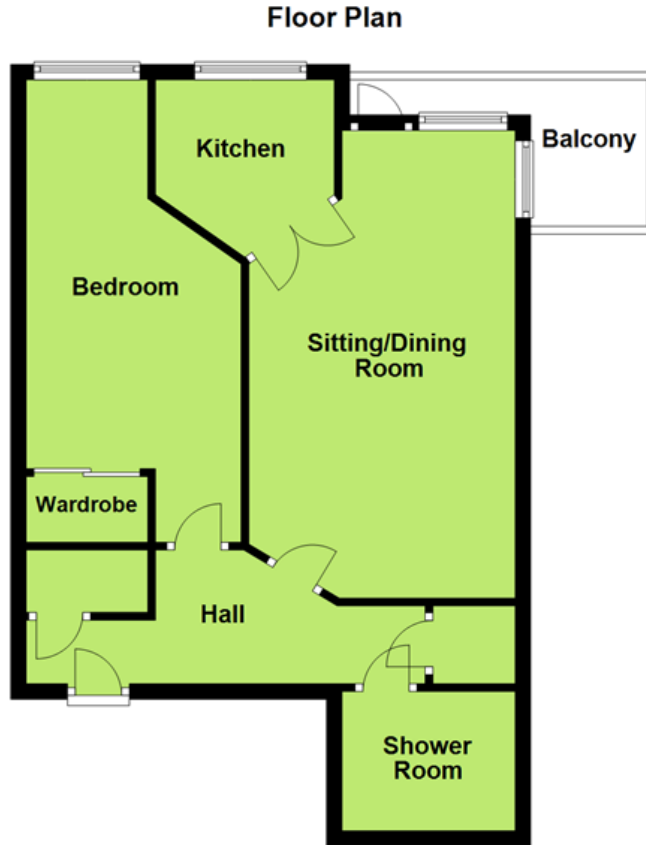
Age: 2008 (unverified)	Postcode: TQ4 5DU
Current Council Tax Band: C	Stamp Duty:* £0 at asking price
EPC Rating: B	Gas meter position: N/A
Electric meter position: Hall	Water: Included
Boiler positioned: N/A	Rear Garden Facing: N/A
Loft: N/A	Square foot:
Total Floor Area: Approx 54 square meters	

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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