



Fisher Street, Paignton

Leasehold £80,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322



## 6 DAWES COURT, FISHER STREET, PAIGNTON, DEVON TQ4 5UD

Ground floor retirement apartment | Convenient for Paignton town and amenities | Access onto communal gardens | Entrance hall | Sitting room | Kitchen | Double bedroom | Bathroom/W.C  
Double glazing | Electric heating | Communal residents facilities including residents lounge, garden, communal parking and site manager

A ground floor retirement apartment in popular development which is convenient for the amenities at Paignton town centre, bus station and railway station. The apartment is accessed via communal entrance hall with level access to the front door. Once inside the entrance hall leads to the accommodation which comprises a sitting room with patio doors opening onto the communal garden, recently fitted kitchen, double bedroom with fitted wardrobes, and a bathroom/W.C. 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 site manager.

### The Accommodation Comprises

Communal entrance with level access to the apartment, door to

**ENTRANCE HALL** - 2.59m x 0.81m (8'6" x 2'8")  
Textured ceiling with strip light, smoke detector, wall mounted electric heater, airing cupboard housing the hot water cylinder with shelving, emergency pull cord, Doors to

**SITTING ROOM** - 4.5m x 3.05m (14'9" x 10'0")  
Coved and textured ceiling with strip light, double glazed sliding patio doors opening onto the communal gardens, wall mounted electric heater, fireplace with electric fire, TV connection point, telephone point, emergency pull cord, opening to



**KITCHEN** - 1.98m x 1.78m (6'6" x 5'10")  
Textured ceiling, strip light. Fitted kitchen comprising base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor, tiled surround, eye level cabinets, space for fridge freezer.



**DOUBLE BEDROOM** - 4.14m x 2.67m (13'7" into wardrobe x 8'9")  
Coved and textured ceiling with light point, double glazed window overlooking the communal gardens, wall mounted electric heater, fitted double wardrobe with sliding mirror fronted doors.



**BATHROOM/W.C** - 2.03m x 1.55m (6'8" x 5'1")  
Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising panelled bath with electric shower over, pedestal wash hand basin, low-level W.C, heated towel rail.





### TENURE - LEASEHOLD

Lease - 99 Years from 1989

Management Company - Livewest

Management Charge - Approximately £156pm to include building insurance, communal gardening, external building maintenance, lighting and heating of communal area and lift

Age restriction 60 years

Age: (unverified)	Postcode: TQ4 5UD
Current Council Tax Band: B EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position: Outside cupboard	Gas meter position: N/A
Boiler positioned: N/A	Water: Meter – cupboard in hallway
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: Approx 35.7 square meters	Square foot: 384.1 approx

**OUTSIDE** Dawes Court offers a communal garden area with this apartment having direct access onto a patio area from the sitting room, there is also communal parking on a first come first serve basis.

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

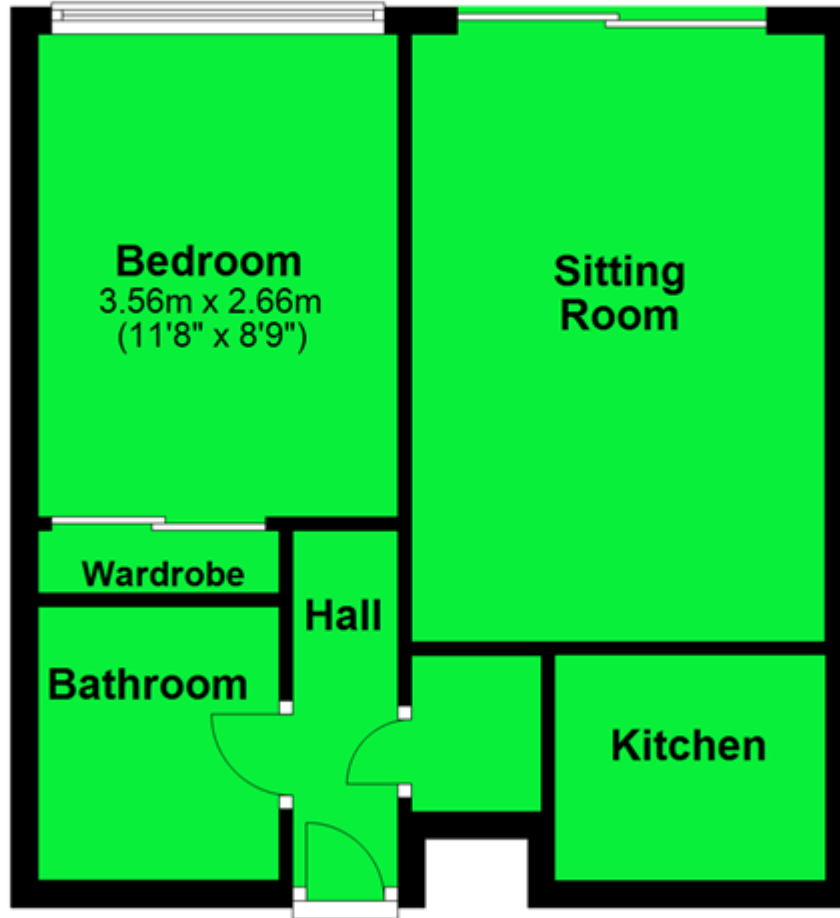
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



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

## Floor Plan

Approx. 35.7 sq. metres (384.1 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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