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England, Scotland & Wales

Environmental Impact (CO₂) Rating

England, Scotland & Wales

Energy Efficiency Rating

This plan is to be used only as an indication of the floor layout and is not to scale.
Plan produced using PlanUp.

Elm Park

Living Room

Bedroom

Bedroom

Kitchen

Shower Room

Utility Area

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63 Elm Park
Paignton, Devon, TQ3 3QQ

£165,000

- INVESTOR/LANDLORD BUY
- Established Tenants
- Terraced Bungalow
- 2 Double Bedrooms
- Lounge
- Utility area
- Kitchen
- G/C/H & D/Glazing
- Rear Gardens
- EPC Rating TBC

PROPERTY LADDER

OF INTEREST TO INVESTORS AND LANDLORDS with Established Tenants in place this character Terraced Bungalow is situated in a quiet location. Accommodation comprises 2 Double Bedrooms, Lounge, Kitchen, Utility area, inner Hallway and a refitted Shower Room. Benefits include Gas Central Heating and UPVC Double Glazing. Outside the front garden is enclosed by hedging and walling with a flower border. To the rear there is a formal and productive vegetable garden. A local Shop is within walking distance, Bus Stops can be found nearby in Colley End Road and the road

Property Description

ACCOMMODATION
UPVC double glazed front door with obscure glazed oval panel into;

ENTRANCE VESTIBULE
3' 6" x 3' 1" (1.07m x 0.94m)
Housing fuse box and electric meter. Door leading into;

LIVING ROOM
17' 1" into bay x 11' 9" into recess reducing to 10'7" (5.21m x 3.58m)
Picture rail. UPVC double glazed bay window to the front. Television point. Telephone point. Double panelled radiator. Further door leading to;

INNER HALLWAY
Hatch giving access to loft storage space. Single panelled radiator. Doors to further principal rooms.

KITCHEN
13' 2" to rear of cupboards x 6' 7" (4.01m x 2.01m)
Thermostat control for central heating. Built in cupboards. Range of base units and drawers with roll edge worktops and tiled splashbacks. Space for fridge/freezer. Space and plumbing for washing machine. Space for cooker. Stainless steel single bowl sink and drainer with mixer tap. Matching wall units. Single panelled radiator. Two double glazed windows overlooking rear sun room. UPVC double glazed door leading to the rear sun room.

UTILITY AREA
13' 9" x 5' 2" (4.19m x 1.57m)
UPVC double glazed windows to the rear. Obscure glass door leading to the rear garden. Built in shelf.

BEDROOM ONE
9' 11" x 10' 10" (3.02m x 3.3m)
UPVC double glazed window to the front. Single panelled radiator.

BEDROOM TWO
9' 9" x 8' 8" plus door recess (2.97m x 2.64m)
UPVC double glazed window overlooking the rear garden. Single panelled radiator.

SHOWER ROOM
6' 3" x 5' 9" (1.91m x 1.75m)
UPVC double glazed obscure glass window. Low level wc. Pedestal wash hand basin. Shower cubicle with electric shower over. Part tiled walls. Tiled flooring. Heated towel radiator.

OUTSIDE
Front garden laid to flower beds. Hedging to front. Gate with steps and pathway to the front door with storm porch. To the rear the garden is partly laid to lawn with bordering flower beds. Vegetable patch. Garden shed. Patio area. Further brick built garden shed. Enclosed by fencing and hedging.

AGENTS NOTE
Council Tax band B. This property will only be of interest and sold to LANDLORDS/INVESTORS as the current elderly Tenants wish to stay on, they are currently paying £675 P/C/M.