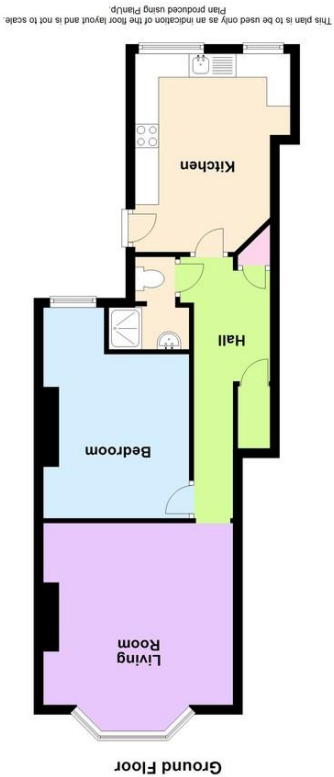
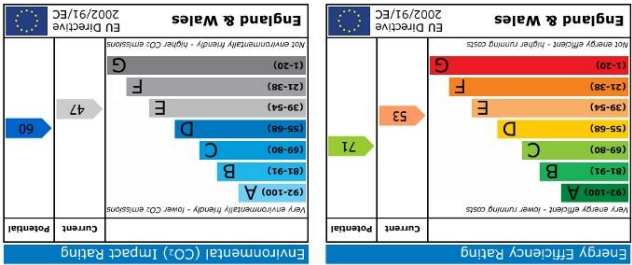




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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MARNHAM ROAD
PLAINMOOR, TQ1 3QW

£115,000
FREEHOLD

SPACIOUS GROUND FLOOR FLAT IN LEVEL LOCATION WITH OWN ENTRANCE AND GARDEN | PARKING | ONE DOUBLE BEDROOM | MODERN FITTED KITCHEN / DINING ROOM | LIVING ROOM WITH BAY WINDOW | CHARACTER FEATURES



19A MARNHAM ROAD

Ground Floor Flat | Level Location |
Own Entrance | Garden | Parking | One
Bedroom | Popular Area | Ideal for First
Time Buy / Downsize



SUMMARY

Situated in the popular Plainmoor area of Torquay and within a stones throw of Cary Park and the local shops, this ground floor flat boasts its own access, garden and parking. The current owners have recently finished renovating the spacious kitchen / dining room which is the first principle room on offer when you enter. A spacious hallway with airing cupboard and additional understairs cupboard offers plentiful space for storage or indeed a study area, something which can be hard to come by in flats and apartments. The living room with its bay window and high ceiling offers a good degree of space. The bedroom is a good sized double with plenty of space for bedroom furniture. Situated in a popular and level location, viewing is highly recommended to scope the size and standard of accommodation on offer.

ACCOMMODATION

UPVC double glazed door leading into;

KITCHEN / DINING ROOM

13' 10" x 10' 10 max" (4.22m x 3.3m) Recently re-fitted kitchen comprising a range of contemporary wall and base units with high gloss fronts and square edge worktops. Four ring electric hob with hood over, oven and grill below. Space and plumbing for washing machine. Space for further under unit appliance. Space for fridge/freezer. Stainless steel sink/drainer with mixer tap over. Tile effect vinyl flooring. Two UPVC

double glazed windows. TV point.

HALLWAY

Spacious hallway comprising airing cupboard housing immersion tank and understairs storage cupboard. Night storage heater.

LIVING ROOM

15' 0 max" x 13' 4 max" (4.57m x 4.06m) UPVC double glazed bay window to the front. Night storage heater. TV point. Wood laminate flooring. Electric coal effect fire with mantelpiece surround.

BEDROOM

14' 6 max" x 10' 11 max" (4.42m x 3.33m) UPVC double glazed window. Night storage heater.

SHOWER ROOM

6' 4" x 6' 1 max" (1.93m x 1.85m) Shower cubicle with electric shower. Pedestal wash hand basin. Low level WC. Tiled walls. Electric wall heater.

OUTSIDE

Off road parking space. Recently fitted decked garden. Patio area and path leading to the entrance door.

FURTHER INFORMATION

Council tax band A. The flat owns the freehold for the building with the upstairs flat being leasehold on a 999 year lease. Maintenance is split 50/50 as and when

required. Upstairs flat owns 1 parking space to the rear.

19A MARNHAM ROAD



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