

**SAMPLE  
MILLS**



**Dunstone Court  
Dunstone Park Road  
Paignton  
Devon**

**£150,000**  
FREEHOLD





**Dunstone Court, Dunstone Park Road,  
Paignton, Devon**

**£150,000 freehold**

A purpose built 2 bedroom First Floor Flat with excellent panoramic views over Torbay towards Brixham and over, that can be appreciated from the main principle room and balcony.

The property, which is sold with **NO CHAIN**, offers spacious accommodation and comprises communal entrance hallway, 2 bedrooms, bathroom, lounge with balcony and offset kitchen. The property benefits from double glazing, heating and also has allocated parking areas.

For those seeking a property situated just off the town centre of Paignton, and with easy access for the A380, it is an ideal opportunity to purchase a property which is offered for sale in good decorative order.

Viewing is highly recommended.





## Communal Entrance Hall

Personal Entrance Door leading into Flat 13.

## Entrance Hall

Dado rail. Economy 7 heater. Built in airing cupboard with hot water tank and fitted shelving. Doors off.

## Lounge 18'10" x 13'2"

Double glazed dual aspect windows to rear aspect. Double glazed patio doors leading onto the balcony providing fine views over the surrounding area across Torbay and towards Brixham. Coving to ceiling. Laminate flooring. Economy 7 heater. Door to:

## Kitchen 10'2" x 6'8"

uPVC double glazed window to side aspect. Range of fitted base units with rolled edge worktop surface areas over. 4 ring hob. Extractor hood above. Built in stainless steel single oven. Space for fridge/freezer. Matching range of wall mounted cupboards. Plumbing for washing machine. Excellent views over Torbay and towards Brixham.

## Bedroom 1 14'3" x 8'6"

uPVC double glazed window with recessed sill. Coving to ceiling.

## Bedroom 2 14'5" x 5'6"

uPVC double glazed window. Coving to ceiling.

## Shower Room

3 piece suite comprising low level WC. Vanity wash hand basin. Semicircular shower cubicle with fitted Mira shower. Concealed lighting. Shaver light and socket. Fixed mirror. Tiled walls. Finished to a high specification.

## OUTSIDE

Dunstone Court is approached via a sweeping tarmac driveway. There is an allocated space and further allocated visitors parking space. Concealed bin storage area.

## AGENTS NOTES

Council Tax Band: C

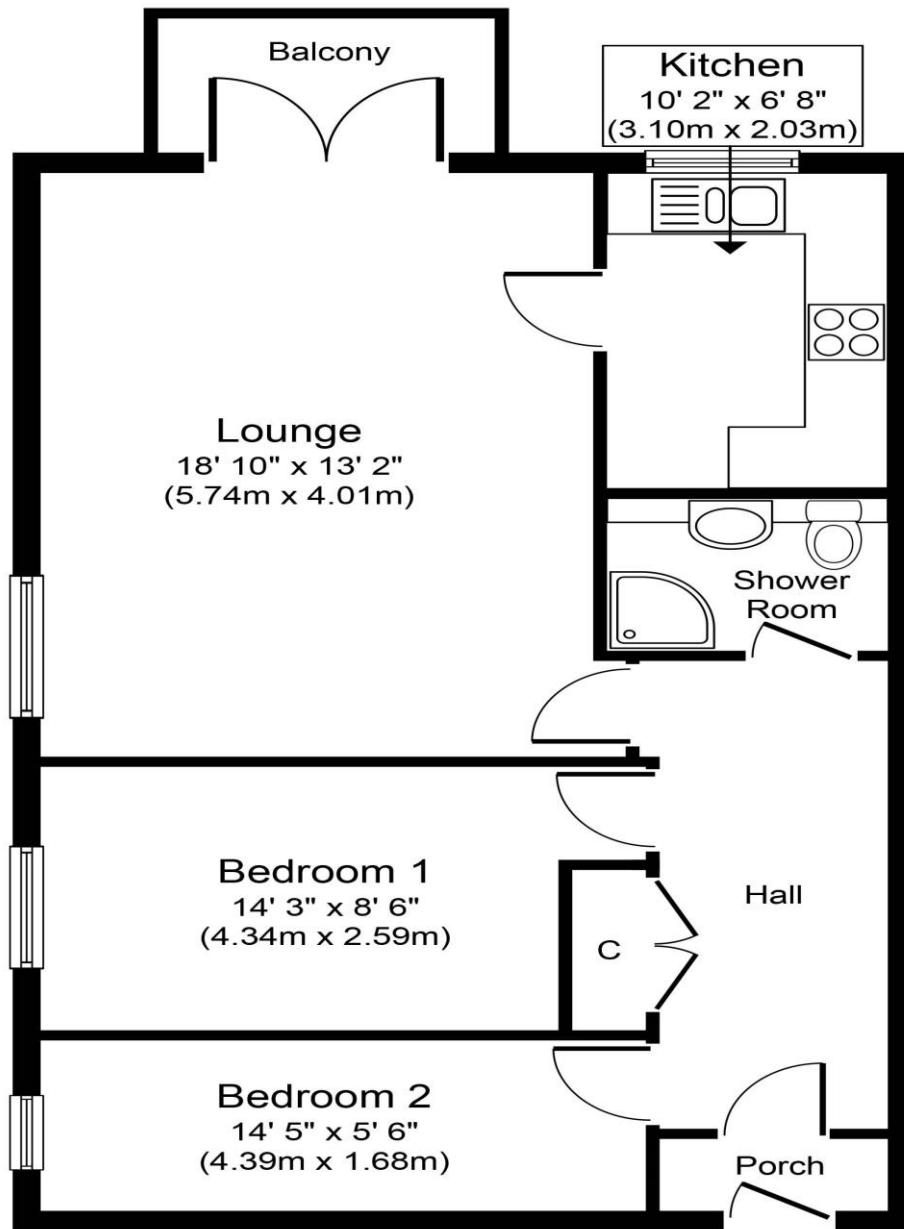
## Tenure:

199 year Lease from 1989. Freehold interest held by Dunstone Court Management Limited.

## Service/Maintenance charges:

£90 per calendar month, to include general external maintenance, gardens, window cleaning, buildings insurance, water rates and building insurance, communal area heating and lighting and décor maintenance.





**Approximate Floor Area**  
**678 sq. ft.**  
**(63.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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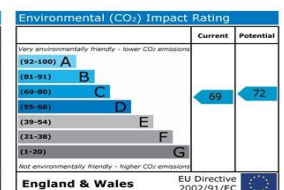
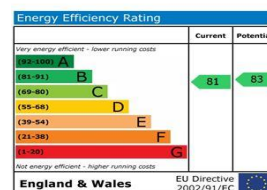
**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331