

VICTORIA ROAD, DEVON, TQ6
£159,950 LEASEHOLD

A WELL PRESENTED TWO BEDROOMED MAISONETTE WITH PARKING.

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DESCRIPTION: A TWO STOREY MAISONETTE WITH THE BENEFIT OF A PARKING SPACE AND LEVEL GARDEN.

DIRECTIONS: From the town centre proceed along Duke Street and continue into Victoria Road. Proceed up the hill and just before Swan Court on your right, the property will be found on your right.

DESCRIPTION: A very well presented two storey maisonette forming the lower two floors of a large semi detached house. Number 58A owns the freehold of the whole building and has the benefit of a parking space to the rear. There is also an attractive courtyard garden, gas fired central heating and some double glazing. A fabulous opportunity for first time buyers or investors.

THE ACCOMMODATION COMPRISES: - uPVC double glazed entrance door to:

ENTRANCE HALL: - With ceiling light point. Door to:

LIVING ROOM - With window to rear overlooking the garden, radiator, dado rail, coving and ceiling light point.

KITCHEN/DINING ROOM: - An excellent range of fitted cupboards to include drawers, stainless steel sink and drainer. Plumbing and space for an automatic washing machine, space and point for electric oven, space for fridge/freezer. Windows to front, ceiling light point and radiator.

BEDROOM 2: - Windows to the side and rear, ceiling light point, radiator. Door to:

LARGE WALK-IN CUPBOARD/UTILITY ROOM: - With

'Worcester' gas fired combination boiler providing domestic hot water and central heating. There is space for a wardrobe and freezer etc. Ceiling light point.

BATHROOM - Three piece pale coloured suite comprising panelled bath with shower attachment, pedestal wash hand basin, low flush W.C. obscured window to rear, ceiling light point and radiator.

From the entrance hall stairs lead down to:

LOWER GROUND FLOOR VESTIBULE: - With radiator and door to garden. Door to:

BEDROOM 1 - With window to rear overlooking the garden, two built-in wardrobes, recessed ceiling light.

In one of the bedrooms there is a useful hidden storage area.

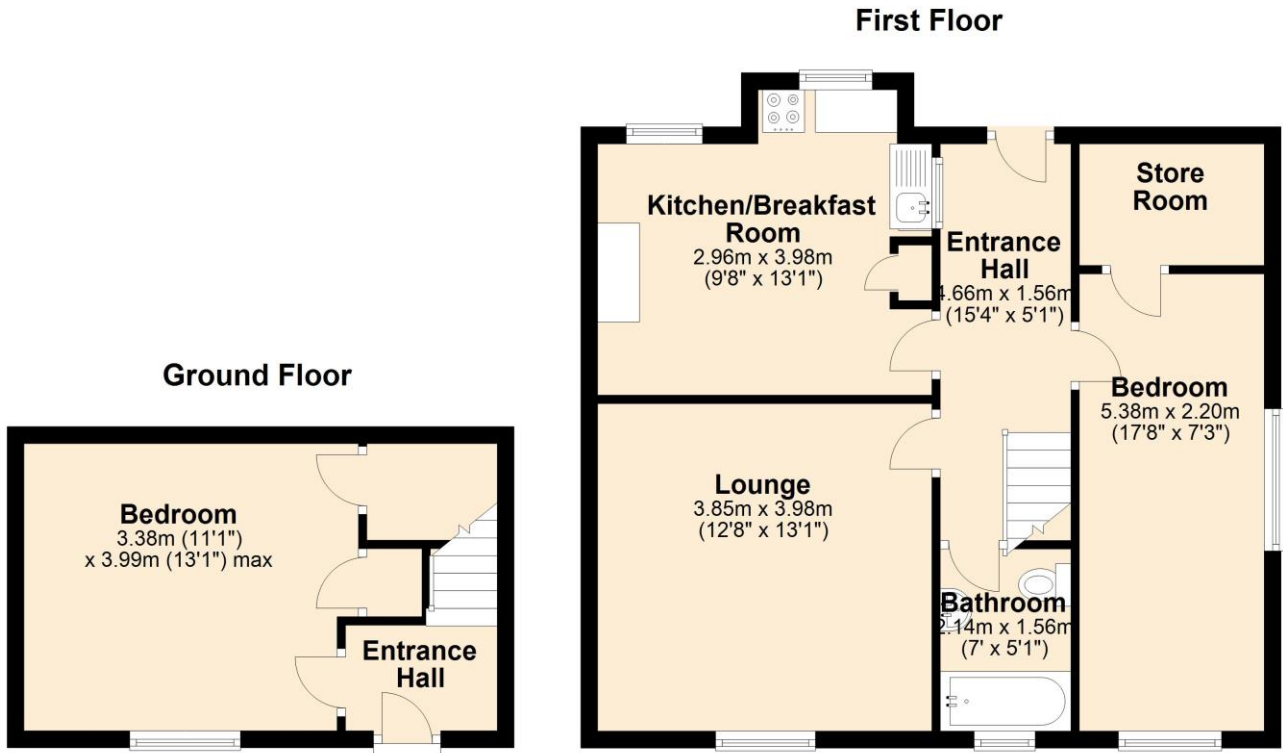
OUTSIDE - To the front of the property from the road steps lead down to the front door and a store cupboard. Paved front garden area. The rear garden is laid for ease of maintenance and has well stocked shrubbery and floral borders. A short flight of steps lead up to a gate providing access to the rear and the PARKING SPACE. Outside tap.

POSTCODE: TQ6 9DZ

EPC RATING: D

COUNCIL TAX BAND: B

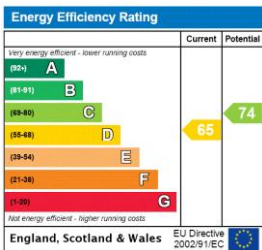




This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: The property owns the FREEHOLD of the whole building
Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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