



Torquay Road | Paignton | TQ3 2AH

Asking Price Of £167,500

A two bedroom maisonette located in the ever popular area of Preston, Paignton. The property boasts a welcoming hallway, a sizeable lounge, a kitchen, two large double bedrooms, off road parking and a balcony. The property is positioned in a convenient spot and is within easy reach of an array of amenities such as Oldway mansions, Paignton town, beaches, local shops, doctors, bus routes and more.

- IDEAL LOCATION
- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- DOUBLE GLAZING AND CENTRAL HEATING
- LEVEL WALK TO TOWN AND BEACH

ENTRANCE PORCHWAY A uPVC double glazed front door leading into the entrance porch way. Secondary door leading into:-

ENTRANCE HALLWAY Stairs rising to the first floor accommodation, overhead pendant lighting, doors leading to adjoining rooms, smoke alarm, cupboard housing the fuse box and meter. Stairs rising to the second floor and a gas central heating radiator.

KITCHEN/BREAKFAST ROOM - 3.05m x 2.95m (10'0" x 9'8") A sizeable kitchen/breakfast room with a range of overhead, base and drawer wooden units with granite affect roll edge work surfaces above. A one bowl stainless steel sink and drainer unit, an electric Hotpoint oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, complimentary tile backsplash, space for a 2/4 seater dining table, uPVC double glazed patio door leading out to the balcony and leading down to the parking. Gas central heating radiator.

LIVING ROOM - 3.86m x 3.53m (12'8" x 11'7") A bright and airy living room overlooking the picturesque Oldway mansions. Space for a variety of furniture. TV and internet points, uPVC double glazed window and a gas central heating radiator.

Address 'Torquay Road, Paignton, TQ3 2AH'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating 'TBC'

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BEDROOM TWO - 3.05m x 2.67m (10'0" x 8'9") A wonderfully spacious double bedroom to the rear aspect of the property, uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE - 2.95m x 1.45m (9'8" x 4'9") A great sized child's bedroom or alternatively a great study over looking Oldway mansions. Overhead units, Worcester combination boiler and a uPVC double glazed window.

SHOWER ROOM A modern three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Complimentary tiling, a chrome heated towel rail and uPVC obscure double glazed window.

Stairs rising to the second floor.

BEDROOM ONE - 4.95m x 3.81m (16'3" x 12'6") A wonderfully sized master bedroom with space for an abundance of furniture, a feature decorative cast iron fireplace. uPVC double glazed window and a gas central heating radiator.

OUTSIDE Allocated parking for one car. A sunny south east facing balcony perfect for sitting out and enjoying a glass of wine. Built in planters and stairs leading down to the parking.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.