



Cliff Road | Paignton | TQ4 6DH

Built in the 1950s, this is the first time this unique property has ever come to the market. It comprises two purpose-built apartments immediately adjacent to Paignton Harbour with stunning sea views across Torbay. Each apartment has its own entrance, private driveway, garage and patio garden with shared frontage. For sale in two lots or as a whole. Lot 1: upper duplex apartment £399,950. Lot 2: ground floor apartment £345,000. A three bedroom apartment spanning the entire first and second floors of the property. Offering an exclusive driveway and garage, private patio garden to the rear and shared frontage, this spacious apartment is easily accessed via its own stairs or bespoke lift.

Asking Price Of £375,000

- EXTENSIVE THREE BEDROOM DUPLEX APARTMENT
- PRIVATE LIFT ACCESS
- PANORAMIC SEA VIEWS
- EXCEPTIONALLY SPACIOUS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT
- LARGE PRIVATE DRIVEWAY, GARAGE AND LEVEL PATIO GARDEN

uPVC double glazed front door to and stairs to landing (or private lift to only this unit)

FIRST FLOOR

ENTRANCE PORCH - With uPVC double glazed doors, storage cupboard and stairs to open-plan lounge.

LOUNGE - 5.59m x 4.32m (18'4" x 14'1")
Stunning triple aspect sea views across the bay to Thatcher Rock. Feature flame electric fireplace and hearth.

SPACIOUS HALLWAY With walk-in storage cupboards and linen cupboard housing gas boiler. Stairs to second floor with stained glass window on half-landing.

KITCHEN DINER - 6.91m x 3.83m (22'8" x 12'6")
Kitchen area with breakfast bar and built in white high gloss wall and base units with integrated dishwasher, washing machine and tumble dryer. Gas hob with oven below. Larder cupboard. Spacious dining area.

BEDROOM 1 - 4.57m x 4.34m (14'11" x 14'2")
Large double bedroom with bay window and views over the harbour to Paignton Pier.

Address 'Cliff Road, Paignton, TQ4 6DH'

Tenure 'Freehold of entire building'

Council Tax Band 'C'

EPC Rating 'TBC'

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BEDROOM 3 - 3.61m x 3.07m (11'10" x 10'1")
Double bedroom with views over the harbour and potential for access onto small balcony.

BATHROOM Walk in shower, pedestal wash basin and low level WC. Partially tiled. Heated towel rail.

SECOND FLOOR

LANDING with large storage cupboard.

BEDROOM 2 EN-SUITE - 4.27m x 3.91m (14'0" x 12'9")
Large double bedroom with sea views, en-suite shower room with electric shower, pedestal wash basin, low level WC, heated towel rail and extractor fan. Door to generous dressing room

OUTSIDE Private drive to this apartment only onto:-

GARAGE Electric up and over door.

GARDEN Private patio garden exclusive to this apartment.

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.