



## Upper Morin Road | Paignton | TQ3 2HY

Offers Over £250,000

A three bedroom apartment located in the extremely desirable location of Preston, Paignton. The property boasts vast amount of space with a communal hallway where you can there access the bright and welcoming inner hallway to the apartment, a large open plan kitchen/diner/lounge perfect for entertaining, three bedrooms with the master being en-suite, a contemporary family bathroom, allocated parking and communal gardens. The apartment is situated in an ideal spot and is a short level walk from the beach, local shops, doctors and pharmacies, Preston and Paignton town and much more. The property is being offered with no onward chain!

- NO CHAIN!
- MASTER EN-SUITE
- THREE BEDROOMS
- SEA VIEWS
- SHORT AND LEVEL WALK TO PRESTON BEACH



**ENTRANCE** A communal entrance hallway with doors leading to the apartments.

**HALLWAY** A wooden fire safety front door opening into a bright and welcoming galleried landing with oak doors leading to the adjoining rooms, Velux windows, overhead lighting, wonderful sea views, smoke alarms and an electric heated radiator.

**KITCHEN/DINER/LOUNGE** - 7.77m x 3.48m (25'6" x 11'5") A beautifully bright and spacious open plan kitchen/diner/lounge perfect for entertaining. The kitchen boasts a range of overhead, base and drawer units with granite effect roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, space for a freestanding cooker with extractor hood above. Space and plumbing for a washing machine, complimentary tile backsplash splash, uPVC double glazed window. The lounge/diner section offers bundles of space for furniture. Wonderful sea views across Paignton and Torquay. uPVC double glazed windows and an electric radiator.

**BEDROOM ONE** - 4.67m x 3.2m (15'4" x 10'6") A wonderfully large master bedroom overlooking the gardens. Space for an abundance of furniture, two uPVC double glazed windows and an electric radiator. Door leading into:-

Address 'Upper Morin Road, Paignton, TQ3 2HY'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '73 | C'

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**EN-SUITE** A modern master en-suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a corner shower unit. Complimentary tiled walls. uPVC obscure double glazed window and a heated towel rail.

**BEDROOM TWO** - 3.78m x 3.15m (12'5" x 10'4") An incredibly large second double bedroom again to the rear aspect of the property. Two large uPVC double glazed windows allowing an abundance of light to beam through.

**BEDROOM THREE/STUDY** - 2.54m x 1.37m (8'4" x 4'6") A great sized study/ third single bedroom. Beautiful sea views across to Torquay. uPVC double glazed window.

**SHOWER ROOM** A contemporary family shower room comprising of a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and a walk in double shower. Complimentary tiled walls, a uPVC obscure double glazed window and a white heated towel rail.

### OUTSIDE

**PARKING** Allocated parking for 1 vehicle.

**GARDEN** A sunny and level communal garden predominantly laid to lawn. Patio area to the front.

**MATERIAL INFORMATION** Tenure: Leasehold. Length Of Lease: 999 years remaining. Service Charge: £1500.00 per year. Ground Rent: £0.

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.