

Roseville | Marine Gardens | Paignton | TQ3 2DF

Offers Over £200,000

A two bedroom first floor apartment located in the extremely desirable location of Preston. The property boasts a vast amount of space and is finished to a high standard and comprises of a welcoming entrance hallways a spacious open plan kitchen/living room/diner, two large double bedrooms, a modern shower room and parking. The apartment is positioned in the perfect spot and is just a stones throw from Preston sands beach, doctors, shops, Oldway mansions, bus links and more. The property is being offered with no onward chain!

- LUXURY FIRST FLOOR APARTMENT
- MODERN THROUGH OUT
- OFF ROAD PARKING
- NO CHAIN!
- ALMOST SEA FRONT LOCATION

**ENTRANCE HALLWAY** A fire safety front door opening into a bright and welcoming entrance hallway with solid oak doors leading into the adjoining rooms, a uPVC double glazed window, a sizeable built in airing cupboard, a loft hatch, fuse box and a gas central heated radiator.

**OPEN PLAN KITCHEN/DINER/LOUNGE** - 6.5m x 5.08m (21'4" x 16'8") A light filled and spacious open plan living space perfect for entertaining. The kitchen boasts a range of overhead, base and drawer units with square edged wood effect work surfaces above. A 1.5 stainless steel sink and drainer unit with mixer tap over, a range of integrated appliances such as an eye level electric oven, an eye level built in microwave, a four ring induction hob with extractor hood above, an integrated fridge freezer, dishwasher and washing machine. There is a kitchen island with fitted storage below, a cupboard housing the combination boiler and smoke alarm. In the living/dining section there is space for ample furniture, tv and other phone points, two uPVC double glazed French doors opening out to the Juliet balcony and two gas central heated radiators.

Address 'Roseville, Marine Gardens,  
Paignton, TQ3 2DF'

Tenure 'Leasehold'

Council Tax Band 'C'

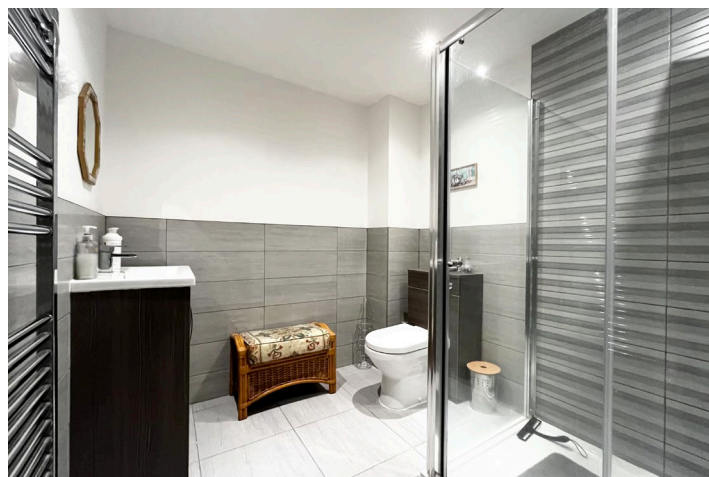
EPC Rating '83 | B'

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**BEDROOM ONE** - 4.39m x 2.87m (14'5" x 9'5") A wonderfully bright and large master bedroom with space for ample furniture, uPVC double glazed windows and a gas central heating radiator.

**BEDROOM TWO** - 3.53m x 2.95m (11'7" x 9'8") A further generously sized double bedroom again with an abundance of space. Built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A beautifully modern shower room with a three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in double shower unit. Complimentary tiled walls and flooring, a chrome heated towel rail and extractor fan.

**MATERIAL INFORMATION** Tenure: Leasehold. Service Charge: £1600.00 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.