



Preston Down Road | Preston | Paignton | TQ3 2RW

Asking Price Of £145,000

A two bedroom first floor flat on a near level site close to Preston shops and seafront beyond. The property is in good order with modern fitted kitchen, shower room and general good decor. Outside is parking and bin store. The accommodation comprises:-

- TWO BEDROOM FIRST FLOOR FLAT
- PARKING
- HIGH GLOSS KITCHEN UNITS
- REFITTED SHOWER ROOM
- GOOD ORDER

External stairs and hand rail to front door, flat 5 being on the right hand side. Natural wood front door to:-

ENTRANCE HALL 21' 0" x 3' 0" (6.4m x 0.91m) With coved textured ceiling, twin pendant light point, smoke detector. Night storage heater. Telephone point. Deep recessed airing cupboard with factory lagged cylinder, slatted shelving. Further storage space. Doors to:-

LOUNGE/DINER 12'6" (3.81m) into bay reducing to 10' 01" x 10' 8" (3.07m x 3.25m) reducing to 8'05" (2.57m) With night storage heater. Bay uPVC double glazed window with views over the surrounding area. TV aerial lead.

KITCHEN 10' 1" x 5' 1" (3.07m x 1.55m)

BEDROOM 1 10' 6" x 9' 4" (3.2m x 2.84m) With coved textured ceiling, light point. uPVC double glazed window.



BEDROOM 2 8' 6" x 6' 8" (2.59m x 2.03m) With textured ceiling, pendant light point. uPVC double glazed window.

SHOWER ROOM 6' 2" x 4' 8" (1.88m x 1.42m) Shower cubicle with electric shower. Vanity basin, low level WC and chrome heated towel rail.

OUTSIDE REAR To the rear of the property there is hard cored and gravelled parking area. Flat 5 has an allocated space.

AGENTS NOTES & TENURE

LEASEHOLD: 966 years remaining.

Service Charge: £1660.00 per year.

Address 'Preston Down Road, Flat 5,
Preston, Paignton, TQ3 2RW

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating 'TBC'

Contact Details

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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.