



Roseville | Marine Gardens | Paignton | TQ3 2DF

Asking Price Of £199,999

A beautifully presented two bedroom first floor apartment located in the extremely sought after location of Preston. The apartment sits a stones throw from Preston sands beach, the home is presented beautifully through out and boasts a welcoming hallway, a bright and spacious open plan kitchen/diner/lounge, two double bedrooms and a modern shower room as well as allocated parking. The property is within a short walk just yards away from Preston beach, local shops, doctors and pharmacies, cafes, Paignton town and much more.

- BEAUTIFULLY PRESENTED THROUGH OUT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING
- ALMOST SEAFRONT LOCATION



**ENTRANCE HALLWAY** A wooden fire safety front door opening into a bright and welcoming entrance hallway with solid oak doors leading to the adjoining rooms, a deep fitted storage cupboard, intercom system, uPVC double glazed window, internet point and a gas central heated radiator.

**KITCHEN/DINER/LOUNGE** - 8.94m x 4.01m (29'4" x 13'2") A beautifully modern and spacious open plan space perfect for entertaining. A range of overhead, base and drawer units with wood effect square edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric oven with grill integrated, an eye level integrated microwave, a four ring induction hob, an integrated dishwasher and washing machine. Space and plumbing for a fridge freezer. Cupboard housing the combination boiler. Space for ample furniture. Tv point, three uPVC double glazed windows allowing an abundance of light to beam through and two gas central heated radiator.

**BEDROOM ONE** - 5.66m x 2.74m (18'7" x 9'0") A wonderfully spacious master bedroom with space for an abundance of furniture. uPVC double glazed window and a gas central heated radiator.



**BEDROOM TWO** - 4.27m x 2.21m (14'0" x 7'3") A generously sized second double bedroom. uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A modern 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, shaver point, extractor fan, uPVC obscure double glazed windows and a chrome heated towel rail.

**MATERIAL INFORMATION** Tenure: Leasehold. Length Of Lease: 993 years remaining. Service Charge: £1400.00 per year. Ground Rent: £0.

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

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '83 | B'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561

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.