



Esplanade Road | Paignton | TQ4 6DZ

Asking Price Of £169,000

A two bedroom ground floor flat located just a stones throw off of Paignton seafront. The property itself comprises of a communal entrance hallway leading to the flat itself with a private and welcoming entrance hallway, a spacious open plan living room/diner/ kitchen, two large double bedrooms with the master being en-suite, a further family bathroom and gardens. The flat is situated in an ideal spot and is just moments from Paignton sea front, Paignton town, bus and train links, cafes and restaurants and much more. The property is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- SEAFRONT LOCATION
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WELL PRESENTED THROUGH OUT

ENTRANCE A wooden fire safety door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, loft hatch for storage, intercom system and a gas central heated radiator.

LOUNGE/KITCHEN/DINER - 7.03m x 3.52m (23'0" x 11'6") A wonderfully bright and spacious open plan kitchen/diner lounge overlooking the well maintained gardens. The kitchen area boasts a range of overhead, base and drawer shaker style units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, dryer and fridge freezer, complimentary tile backsplash as well as the combination boiler. The lounge/diner section offers space for ample furniture, tv and internet points, uPVC double glazed windows and a uPVC double glazed door leading out to the gardens. Gas central heated radiator.

BEDROOM ONE - 4.77m x 2.97m (15'7" x 9'8") A brilliantly large master bedroom with space for an abundance of furniture. A vast amount of built in wardrobes, overhead storage cupboards, drawers and bedside cabinets. uPVC double glazed window and a gas central heated radiator. Door leading into:-

Address 'Esplanade Road, Paignton, TQ4 6DZ'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '75 | C'

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EN-SUITE A sizeable master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a double shower unit. Tiled walls and flooring, a mirror fronted medicine cabinet, shaver points, extractor fan and a gas central heated radiator.

BEDROOM TWO - 3.27m x 2.86m (10'8" x 9'4") A further generously sized double bedroom overlooking the communal gardens. Deep built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BATHROOM A large family bathroom with a three piece suite consisting of a low level flush WC, a pedestal wash hand basin and a panelled bath unit. Tiled walls and flooring, a mirror fronted medicine cabinet, extractor fan and a gas central heated radiator.

OUTSIDE A south facing garden boasting a sizeable patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are laid to lawn with a variety of mature shrubs and plants.

MATERIAL INFORMATION. Tenure: Leasehold. Length Of Lease: 999 years from 30th July 2004. Managing agent: Blemheim's. Service Charge: £1244.54 per year.

AGENTS NOTE Please note the lease information was provided to us by the vendor from documents dated 2020.

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.