



Manor Road | Paignton | TQ3 2HR

Asking Price Of £165,000

A great sized two bedroom ground floor flat located in the desirable location of Preston, Paignton. The property comprises of an entrance hallway, a spacious living room, kitchen, two double bedrooms, a wet room, a courtyard garden and off road parking. The property sits in a great spot and is just a moments walk from Preston sea front, local shops, doctors, pharmacies, eating establishments, Oldway mansions and more. The property is being sold with a tenant in situ and is being offered with no onward chain!

- TENANT IN SITU
- GREAT INVESTMENT OPPORTUNITY
- SOUGHT AFTER LOCATION
- A STONES THROW FROM PRESTON SEAFRONT
- OFF ROAD PARKING
- NO CHAIN!

**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a welcoming entrance hallway, doors leading to the adjoining rooms, a deep storage cupboard and a gas central heated radiator.

**LIVING ROOM** - 3.81m x 3.73m (12'6" x 12'2") A spacious living room boasting space for ample furniture. TV and internet points, uPVC double glazed bay windows to the front aspect of the property and a gas central heated radiator as well as a cupboard housing the electric metre and fuse box.

**KITCHEN** - 2.93m x 2.19m (9'7" x 7'2") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit with mixer tap above. An electric single oven with grill integrated, a four ring gas hob with extractor hood above, space and plumbing for a fridge freezer. uPVC double glazed window and a uPVC double glazed door leading out to the courtyard garden.

**BEDROOM ONE** - 3.72m x 2.51m (12'2" x 8'2") A large master bedroom with space for a vast amount of furniture, skylight window and a gas central heated radiator.



**BEDROOM TWO** - 2.88m x 2.86m (9'5" x 9'4") A further sizeable double bedroom, skylight window and a gas central heated radiator.

**SHOWER ROOM** A fully fitted wet room boasting a low level flush WC, a pedestal wash hand basin and a walk in shower area with overhead shower attachments above. uPVC obscure double glazed window and a gas central heated radiator.

## OUTSIDE

**PARKING** Off road parking for 1/2 vehicles on a concrete laid driveway.

**GARDEN** A courtyard garden laid to concrete ideal for outdoor dining. Outhouse utility building, shed and gate access.

**UTILITY ROOM** - 2.13m x 0.98m (6'11" x 3'2") Space and plumbing for a washing machine and dryer as well as the Glow worm combination.

**MATERIAL INFORMATION** Tenure: Leasehold. Length Of Lease: 110 years remaining.

Address 'Manor Road, Paignton, TQ3 2HR'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '77 | C'

## 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.