



Torquay Road | Paignton | TQ3 2EP

Asking Price Of £119,950

A beautifully presented and spacious 1 bedroom first floor flat located just a stones throw from Preston seafront. The property itself comprises of a welcoming entrance hallway, a modern open plan kitchen/diner/living room, a large double bedroom and a contemporary shower room. The property is ideally positioned within a short walk to Preston shops, doctors and pharmacies, Preston beach, eating establishments, bus links and more. The flat would make a perfect investment or first time buy, the property is being offered with no onward chain!

- NO CHAIN!
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO PRESTON SEAFRONT
- MODERN KITCHEN AND BATHROOM

KITCHEN/DINER/LOUNGE - 5.71m x 4.06m (18'8" x 13'3") A beautifully modern and spacious open plan kitchen/diner/living room perfect for modern day living. A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric oven with grill integrated and a four ring induction hob with extractor hood above. Further integrated appliances such as fridge freezer, washing machine and dishwasher are also included. The living space offers space for ample furniture, uPVC double bay window, tv and internet points and a gas central heated radiator.

BEDROOM - 4.26m x 2.71m (13'11" x 8'10") An exceptionally large master bedroom to the front aspect of the property with soave for a vast amount of furniture, a deep fitted storage cupboard, uPVC double glazed windows and a gas central heated radiator.

Address 'Torquay Road, Paignton, TQ3 2EP'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '81 | B'

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SHOWER ROOM A modern three piece suite comprising of a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and a walk in triple shower unit. LED wall mounted mirror, extractor fan and a chrome heated towel rail.

MATERIAL INFORMATION Tenure: Leasehold. Lease Length: 999 year lease. Ground Rent: £0.00. Service Charge: As the lease is new the service charge will be market amount and is to be determined. Please ask for more details.

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.