



Cadwell Road | Paignton | TQ3 2SX

A substantially sized two bedroom first floor flat located within a quiet cul-de-sac just outside of Paignton town. The home offers an abundance of space and comprises of a wide and welcoming entrance hallway, a large living room, a sizeable kitchen/breakfast room, two spacious double bedrooms, a great sized family bathroom, front and rear gardens as well as off road parking. The property is situated in a brilliant spot and is just a short and level walk to a vast array of amenities such as schools, shops, Paignton beach and town, the bus and train station as well as a bus stop being situated at the end of the road, parks, Oldway mansions, doctors and much more. Internal viewings are highly recommended to appreciate how much the property has to offer.

Asking Price Of £170,000

- SPACIOUS FIRST FLOOR FLAT
- OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- SHORT WALK TO PAIGNTON TOWN AND BEACH

ENTRANCE HALLWAY A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, a gas central heated radiator and loft hatch.

LOUNGE - 4.93m x 3.92m (16'2" x 12'10") An incredibly bright and large living room to the front aspect of the property with space for an abundance of furniture. A feature electric fireplace with granite hearth, a uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/BREAKFAST ROOM - 3.25m x 3.24m (10'7" x 10'7") A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated and a four ring gas hob. Space and plumbing for a washing machine and fridge freezer, complimentary tile backslash, space for a 4 seater dining table, uPVC double glazed window and a gas central heated radiator.

BEDROOM ONE - 4.08m x 3.92m (13'4" x 12'10") An exceptionally large master bedroom overlooking the rear gardens with space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 4.42m x 2.84m (14'6" x 9'3") A second generously sized double bedroom to the front aspect of the property with two uPVC double glazed windows allowing ample light to beam through and a gas central heated radiator.

BATHROOM A wonderfully spacious family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a panelled bath unit and a shower cubicle. Tiled walls, a deep fitted airing cupboard housing the boiler, two uPVC obscure double glazed windows and a gas central heated radiator.

OUTSIDE A south facing rear garden that is predominantly laid to patio slabs for ease of maintenance, perfect for outdoor dining and entertaining. Within the gardens is a block built outhouse ideal for storage and to the front of the property is a further patio laid front garden.

PARKING A pathway leads to the off road parking at the rear of the property.

Address 'Cadwell Road, Paignton, TQ3 2SX'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '65 | D'

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.