



Blackhaven Close | Paignton | TQ4 7LU

Asking Price Of £195,000

A two bedroom first floor flat, situated in the highly sort after Broadsands Park area, close to shops, doctors, bus stops etc. The property is surprisingly spacious with a particularly large lounge/diner onto balcony. The property has been maintained to a high standard throughout and has both private gardens and drive to private garage. Available with anew extended long lease, viewing is recommended.

- LEVEL DESIRABLE LOCATION
- PRIVATE GARDENS AND GARAGE
- SPACIOUS ACCOMMODATION
- GAS CENTRAL HEATING
- NEW LONG LEASE

Front door to:-

ENTRANCE HALL Double glazed window.
Staircase leads up to:-

LANDING Radiator. Loft access hatch with pull down ladder. Glazed door to:-

LOUNGE/DINING ROOM -15' 9" x 13' 1" (4.80m x 3.98m) A super light and bright room enjoying a southerly aspect with double glazed windows and patio door leading to a WIDE BALCONY with balustrade. The generous size room has fire surround with fitted coal effect electric fire. Radiator. Glazed door to:-

KITCHEN - 8' 10" x 6' 10" (2.69m x 2.08m) Double glazed window with open outlook to front. Range of fitted wall and base cupboards and roll edge working surfaces with inset stainless steel sink and drainer with mixer tap over. Fitted gas oven with four burner gas hob over and cooker hood. Spaces for washing machine, dishwasher and fridge. Wall mounted 'Logic' boiler. uPVC double glazing.

INNER HALL Storage cupboard. Doors to:-

BEDROOM 1 - 12' 10" x 12' 10" (3.91m x 3.91m) Double glazed window to rear. Radiator. Built in double wardrobe.

Address 'Blackhaven Close, Paignton,
TQ4 7LU'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '74 | C'

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BEDROOM 2 - 9' 10" x 7' 11" (2.99m x 2.41m)
Double glazed window to front. Built in wardrobe. Radiator.

BATHROOM/W.C. White suite comprising panelled bath with mixer tap and shower attachment. Close coupled W.C. and pedestal wash basin. Tiled walls. Cupboard with slatted shelving and factory lagged hot water cylinder. Radiator. Double glazed window.

OUTSIDE Path to front door to front. Driveway to the side of the block (shared access with number 11) leading to:-

SINGLE GARAGE - 15' 9" x 7' 9" (4.80m x 2.36m) Up and over door to front. Double glazed door to side leading to the upper level of the garden.

REAR GARDEN The enclosed rear garden is mainly paved for ease of maintenance and has access from the driveway as well as the garage. There are ample seating areas and a wide flowerbed with inset shrubs and plants.

MATERIAL INFORMATION Tenure:
Leasehold. Length Of Lease: An extended lease with 136 years remaining (from 2023).
Ground Rent £20 per annum.

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.