



Eugene Road | Paignton | TQ3 2PQ

An exceptionally spacious two bedroom second floor penthouse apartment located in the extremely desirable location of Preston, Paignton. The apartment comprises of a welcoming entrance hallway, a large open plan kitchen/diner/lounge perfect for entertaining, two spacious double bedrooms with the master being en-suite, a contemporary family bathroom, off road parking and a sun soaked sun terrace to the rear as well as a balcony off of the living space. The property is located in a wonderful spot just moments from Preston sands beach, local shops, doctors and pharmacies, parks, bus links and much more. The property is being offered with no onward chain!

Asking Price Of £245,000

- NO CHAIN!
- TWO LARGE DOUBLE BEDROOMS
- MASTER EN-SUITE
- HIGH END FINISHES
- OFF ROAD PARKING FOR TWO VEHICLES
- SIZEABLE SUN TERRACE
- SOUGHT AFTER LOCATION A STONES THROW FROM PRESTON BEACH
- MODERN OPEN PLAN LIVING

ENTRANCE A solid oak fire safety front door opening into the inner hallway with a sizeable storage cupboard and stairs rising up to the accommodation. Intercom door entry system and a smoke alarm.

KITCHEN/DINER/LOUNGE - 7.58m x 6.2m (24'10" x 20'4") A phenomenally large and light open plan kitchen/diner/lounge perfect for modern day living and entertaining. The kitchen area boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a variety of integrated appliances such as an electric single oven with grill integrated, a four ring electric hob with extractor hood above as well as an integrated washer/dryer, dishwasher and fridge freezer. Under unit lighting and a uPVC double glazed Velux window.

The lounge/diner area enjoys space for an abundance of furniture, tv and internet points, overhead pendant lighting, thermostat heating control, uPVC double glazed sliding patio doors leading out to the balcony area where you can enjoy a sea peep across to Preston sands and a gas central heated radiator.

BEDROOM ONE - 4.14m x 3.76m (13'6" x 12'4") An exceptionally large master bedroom overlooking the sun drenched sun terrace. Space for a vast amount of furniture. A sizeable fitted wardrobe, uPVC double glazed window, gas central heated radiator and a door leading into:-



EN-SUITE A contemporary en-suite that boasts a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in double shower unit. Complimentary tiled walls and flooring, extractor fan, uPVC double glazed Velux window and a chrome heated towel rail.

BEDROOM TWO - 5.29m x 3.59m (17'4" x 11'9") A brilliantly sized second double bedroom again offering a vast amount go space. Built in wardrobes and storage cupboard, great sea views across to Berry Head Brixham. uPVC double glazed window and a gas central heated radiator.

BATHROOM A luxurious four piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below, a deep panelled bath unit and a walk in corner shower unit. Modern tiled walls and flooring, shaver point, fitted storage cupboard, extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

SUN TERRACE A sun soaked, enclosed sun terrace that has been laid to artificial lawn for ease of maintenance and a modern frosted glass balustrade surround. Space for an outdoor patio set perfect for outdoor dining.

PARKING Allocated off road parking for two vehicles, one space is allocated at the front of the property and the other is at the rear off the property.

MATERIAL INFORMATION Tenure: Leasehold. This property is 1/5th share of the freehold.

Address 'Eugene Road, Paignton, TQ3 2PQ'

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating '81 | B'

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.