



Eugene Road | Paignton | TQ3 2PQ

Asking Price Of £219,950

An exceptionally spacious two bedroom first floor 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 modern day living and entertaining, two spacious double bedrooms with the master being en-suite, a contemporary family bathroom and off road parking for two vehicles. 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!

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

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 - 7.89m x 4.77m (25'10" x 15'7") 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 and dishwasher. Space for a tall freestanding fridge freezer, under unit lighting and a uPVC double glazed window.

The lounge/diner area enjoys space for an abundance of furniture, tv and internet points, overhead spotlighting, thermostat heating control, double aspect uPVC double glazed windows with a sea peep across to Preston sands and a gas central heated radiator.



BEDROOM ONE - 4.47m x 2.58m (14'7" x 8'5") An exceptionally large master bedroom to the rear aspect of the property, space for ample furniture, uPVC double glazed window and a gas central heated radiator. Door leading into:-

MASTER 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 obscure double glazed window and a chrome heated towel rail.

BEDROOM TWO - 3.71m x 2.5m (12'2" x 8'2") A further generously sized double bedroom again to the rear aspect of the building. uPVC double glazed window and a gas central heated radiator.

BATHROOM A luxurious family bathroom that comprises of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above. Modern tiling to the walls and flooring, extractor fan and a chrome heated towel rail.

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.

GARDEN Private outside space. Perfect for enjoying the summer months, this area provides a private retreat to relax and unwind.

Address 'Eugene Road, Paignton, TQ3 2PQ'

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating '79 | C'

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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.