



Horseshoe Bend | Three Beaches | Paignton | TQ4 6NH

Asking Price Of £260,000

A two bedroom spacious first floor flat, situated in a highly sort after area within close reach of beaches. The property has stunning sea views, has its own private garden and parking for two cars. Internal viewing is recommended. The accommodation comprises:-

- LARGE TWO BED FIRST FLOOR FLAT
- THREE BEACHES
- EXCELLENT SEA VIEWS
- PRIVATE GARDEN
- TWO PARKING SPACES



uPVC double glazed front door to:-

LOBBY/UTILITY ROOM Central heating radiator. uPVC double glazing. Work top with appliance space under. Gas boiler for central heating and domestic hot water.

CONSERVATORY uPVC double glazed window and doors onto garden.

LANDING Central heating radiator. uPVC double glazing. Exceptional sea views.

CLOAKROOM Low level WC. Wash hand basin.

LOUNGE - 4.6m x 4.1m (15'1" x 13'5")  
Excellent views. Central heating radiator. uPVC double glazing.

KITCHEN/DINER - 5.2m x 2.8m (17'0" x 9'2")

KITCHEN AREA Range of fitted wall and base units, built in electric hob with oven and grill below. Opening onto:-

DINING AREA Stunning sea views. Central heating radiator. uPVC double glazing.



BEDROOM ONE - 3.6m x 3.2m (11'9" x 10'5")  
Plus ensuite shower cubicle. Central heating radiator. uPVC double glazing.

BEDROOM TWO - 3.2m x 2.9m (10'5" x 9'6")  
Central heating radiator. uPVC double glazing.  
Door to:-

ENSUITE Shower cubicle, wash hand basin and low level WC. uPVC double glazing.

OUTSIDE Parking for two cars with side access. Level garden with patio area onto lawned gardens.

STORE SHED.

MATERIAL INFORMATION Tenure:  
Leasehold. Length Of Lease: 125 year new lease. Service Charge: 50/50 share basis.

Address 'Horseshoe Bend, Three  
Beaches, Paignton, TQ4 6NH'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'TBC'

## 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.