



Great Western Close | Paignton | TQ4 5HR

A super one bedroom first floor flat located on a level approach with both Paignton town centre and Goodrington Beach. The flat will make an ideal first time or retirement purchase and offers well planned accommodation comprising lounge, kitchen/breakfast room, double bedroom, showroom and ample storage cupboards. There is a private carport an drive way plus a storage cupboard for tools. The complex enjoys communal gardens with drying lines and dust bin area. Early viewing is high recommended.

Asking Price Of £119,950

- ONE BED FLAT
- FIRST FLOOR
- DOUBLE GLAZED & CENTRAL HEATING
- CARPORT
- LEVEL TO TOWN

COMMUNAL ENTRANCE Stairs to first floor.
Private front door.

HALLWAY Tiled flooring. Radiator. Cupboard housing fuse box,. Two large storage cupboards plus additional linen cupboard, one has power and is ideal for extra freezer. Loft hatch.

LOUNGE 13' 9" x 10' 2" (4.2m x 3.1m) A bright room with two double glazed windows overlooking the Dart valley steam railway line. Tv point. Radiator. Two wall lights.

KITCHEN/BREAKFAST ROOM 9' 6" x 7' 2" (2.9m x 2.2m) Fitted with a modern range of matte grey units with back granite effect work surface over. Various wall and base units with brushed aluminium handles. Composite one and a half bowl single drainer sink unit. Tiled walls. Plumbing for washing machine. Electric cooker. Double glazed window with outlook the same as lounge. Worcester gas boiler. radiator. Tiled floor. Cooker hood with light.

BEDROOM 11' 9" x 10' 2" (3.6m x 3.1m) A good double room with two double glazed windows to the front. Wood effect laminate flooring. Radiator.



SHOWER ROOM Finished with a white suite comprising corner shower cubicle with glass doors and Triton electric shower. Pedestal wash hand basin. Close coupled WC. Tiled walls and floor. Double glazed window to rear. LED spot lights to ceiling. Extractor fan.

CARPORT Driveway for approximately two vehicles. Provision for private washing line.

STORE ROOM Private store cupboard for tools, cycles etc.

GARDEN There are communal lawned gardens for use by all residents.

MATERIAL INFORMATION Tenure:
Leasehold. Length Of Lease: 125 years from 24th June 1986. Service Charge: £82.00 per month. Ground Rent: £10.00 per year.

Address 'Great Western Close, Paignton, TQ4 5HR '

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.