



Clifton Grove | Paignton | TQ3 3LH

Asking Price Of £149,950

A well presented one bedroom ground floor flat conveniently located just a short walk from Paignton town. The property boasts a welcoming inner hallway, a spacious living room, a fitted kitchen, a large master bedroom, a sizeable shower room, a large basement, and front, side and rear gardens. The flat is perfectly situated within easy reach of local shops, cafes, Paignton town, bus and train links, schools and more.

- ONE BED GROUND FLOOR FLAT
- FRONT SIDE AND REAR GARDENS
- SHOR WALK FROM TOWN CENTRE
- UPVC DOUBLE GLAZING



**ENTRANCE** A uPVC double glazed front door opening into a welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, a deep storage cupboard and a gas central heated radiator.

**LOUNGE** - 3.99m x 3.51m (13'1" x 11'6") A bright and spacious living room to the front aspect of the property. Space for ample furniture, tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN** - 2.62m x 2.13m (8'7" x 7'0") A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above with a 1 1/2 bowl stainless steel sink and drainer unit, an electric cooker with four ring induction hob. Tile backsplash, uPVC double glazed window and space for a fridge freezer.

**OUTER PORCH**

**BEDROOM** - 3.86m x 2.84m (12'8" x 9'4") A wonderfully spacious master bedroom to the rear aspect of the property, built in wardrobes, uPVC double glazed window and a gas central heated radiator.



**BATHROOM** A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a corner shower unit. Tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A large front, side and rear garden that follows the sun throughout the day. The front gardens have been thoughtfully landscaped for ease of maintenance being laid to pebble stones, with the side and rear gardens being predominantly laid to lawn with a further concrete patio area ideal for alfresco dining.

**BASEMENT** - 9.3m x 5.54m (30'6" x 18'2") A large basement with ample head height. Part of the basement is utilised as a utility area with space and plumbing for a washing machine and dryer, wall mounted ideal combination boiler and a Belfast sink. The rest of the basement offers space for ample storage, overhead lighting and electrical points.

Address 'Clifton Grove, Paignton, TQ3 3LH'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '70 | C'

### Contact Details

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