



Courtland Road | Paignton | TQ3 2AB

Asking Price Of £99,950

A one bedroom second floor flat in a highly desirable location opposite Victoria Park. The property has been recently refurbished with modern fitted kitchen and bathroom. Redecorated throughout and a lovely outlook. No forward chain.

- OPPOSITE VICTORIA PARK
- ONE BEDROOM SECOND FLOOR FLAT
- MODERN KITCHEN
- NEWLY REFURBISHED
- NO CHAIN

COMMUNAL ENTRANCE HALLWAY Shared entrance with stairs rising to the first floor landing and a private front door into Flat 3.

ENTRANCE HALLWAY – 1.82m x 4.18m (5'11" x 13'8") Welcoming half-landing leading to the main living space. The area provides room for a coats and shoe store or additional storage. A built-in airing cupboard housing the hot water cylinder and immersion heater. Features include a skylight which offers plenty of natural light to the hallway.

LIVING ROOM/KITCHEN – 5.66m x 4.09m (18'6" x 13'5") at widest points: A bright, open-plan space with a double glazed window offering views over Courtland Road and Victoria Park. The lounge area includes a TV point, eaves storage, and night storage heating. A peninsular unit separates the lounge from the kitchen.

KITCHEN AREA Fitted with a stainless steel single drainer sink unit, electric cooker point, and plumbing for a washing machine. There's space for a fridge freezer, which also offers additional cupboard and drawer space. The kitchen includes part-tiled walls and wood-effect flooring.



BEDROOM – 2.55m x 4.01m (8'4" x 13'1") at widest points (sloped ceiling): A generous double bedroom with uPVC double glazed window to the rear, looking toward Christ Church. Includes a built-in storage cupboard housing the water meter and a night storage heater.

BATHROOM – 1.17m x 2.95m (3'10" x 9'8") Fitted with a bath and electric shower, pedestal wash hand basin, and low-level WC. There's a skylight for natural light and ventilation, part-tiled walls, Lino flooring.

MATERIAL INFORMATION Tenure: Leasehold. 999 year lease from 24th June 1988 - 962 years remaining.

Address 'Courtland Road, Paignton, TQ3 2AB'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '40 | E'

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.