



Dartmouth Road | Paignton | TQ4 5HT

A beautifully presented and highly renovated 2/3 bedroom first floor flat located in the highly desirable location of Goodrington, Paignton. The apartment has been finished to a great standard and comprises of a welcoming entrance hallway, a spacious living room, a luxurious kitchen/diner, three bedrooms, a family bathroom, a handy utility space, sun soaked rear gardens and off road parking. The property is perfectly positioned with easy reach of Goodrington and Paignton beach, Paignton harbour, doctors and pharmacies, schools, bus links, the train station and more.

Offers Over £225,000

- FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDEN
- SHORT WALK TO GOODRINGTON BEACH

ENTRANCE HALLWAY A double glazed composite front door opening into a welcoming inner hallway with doors leading to the adjoins rooms, overhead lighting and a gas central heated radiator.

KITCHEN/DINER A beautifully modern kitchen/diner boasting a range of overhead, base and drawer navy units with square edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double oven with grill and microwave integrated and a four ring induction hob with extractor hood above. Further integrated appliances include dishwasher and fridge freezer, space for a 6 seater dining table, uPVC double glazed window and a gas central heated radiator.

LIVING ROOM A large and light filled living room to the front aspect of the property. A feature decorative fireplace mantle, tv and internet points, uPVC double glazed windows and a gas central heated radiator.

UTILITY A useful utility room/pantry with space and plumbing for a washing machine and dryer. Fitted shelving, overhead lighting and fuse box.

Address 'Dartmouth Road, Paignton, TQ4 5HT'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '49 | E'

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BEDROOM ONE A wonderfully spacious master bedroom with space for ample furniture, double aspect uPVC double glazing and a gas central heated radiator.

BEDROOM TWO A second brilliantly sized double bedroom again to the front aspect of the property, double aspect uPVC double glazing allowing light to flood through. Gas central heated radiator.

OFFICE/BEDROOM THREE A third sizeable room that makes a perfect office/study/hobby room etc. uPVC double glazed window and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Tiled walls and extractor fan.

OUTSIDE A sun soaked south west facing rear garden that is predominantly laid to patio perfect for alfresco dining and ease of maintenance.

PARKING Off road parking for 2 vehicles.

MATERIAL INFORMATION Tenure: Leasehold. Ground rent: £25.00 per year. Service Charge: 50/50 as of when basis.

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.