



Eugene Road | Paignton | TQ3 2PQ

A beautifully presented two bedroom ground floor apartment located in the highly desirable location of Preston, Paignton. The property had been finished to a high standard through out and comprises of a welcoming inner hallway, a spacious living room, a sleek and modern kitchen, two double bedrooms, a contemporary family shower room, sunny rear gardens and off road parking. The property is situated just a stones throw from Preston beach and is also within easy reach of local shops, doctors and pharmacies, bus links, cafes and restaurants as well as much more.

Asking Price Of £199,995

- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- ALMOST SEAFRONT LOCATION
- REAR GARDENS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT

ENTRANCE A uPVC double-glazed front door opens into a wide and welcoming hallway. The entrance features overhead lighting, a gas central heated radiator and provides access to the main living areas.

LIVING ROOM A generously proportioned living room positioned at the rear of the property offering direct access to the sun deck and garden, perfect for indoor-outdoor living. Ample space for furnishings, a TV point, uPVC double glazed French doors and a gas central heated radiator.

KITCHEN This beautifully presented, contemporary kitchen features a range of sleek wall mounted, base and drawer units with square edged worktops. It includes a 1½ bowl stainless steel sink with drainer, an integrated electric oven with grill, and a four ring induction hob with an overhead extractor. There is also plumbing and space for a washing machine and fridge freezer. A uPVC double glazed window and a gas central heated radiator.

BEDROOM ONE The spacious master bedroom is located at the front of the property and benefits from a charming open fireplace with tiled surround, a large uPVC double glazed bay window and a gas central heated radiator.



BEDROOM TWO A generously sized second double bedroom with a uPVC double glazed window and a gas central heated radiator. Ideal as a guest room, home office, or study etc.

SHOWER ROOM Stylish and modern, the shower room features a walk in corner shower unit, a low level flush WC and a vanity wash hand basin with built in storage. Finished with contemporary wall panelling, a matt grey heated towel rail and a uPVC obscure double glazed window.

OUTSIDE Enjoy the outdoors with a sizeable sun deck accessible from the living room with then a gate leading to the rest of the low maintenance garden laid with decking and decorative pebbles perfect for alfresco dining and entertaining.

PARKING The property also benefits from off road parking to the rear.

MATERIAL INFORMATION: Tenure: Leasehold. Lease length: 974 years remaining - started in 2000 with a lease of 999 years.

Address 'Eugene Road, Paignton, TQ3 2PQ'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '69 | C'

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.