



Wheatlands Road | Paignton | TQ4 5HU

Asking Price Of £199,950

A two bedroom purpose built lower ground floor flat, situated in a highly favoured residential road. This property enjoys its own private garden an driveway to garage. The property has been well maintained with gas central heating and uPVC double glazing. No chain. Viewing recommended.

- TWO BEDROOM LOWER GROUND FLOOR FLAT
- DRIVE AND GARAGE
- OWN GARDEN
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

ENTRANCE uPVC door opening into lobby, further doors to:-

LIVING ROOM - 6m x 3.04m (19' 8" x 10' 0") Double aspect with uPVC double glazed patio doors leading to the garden. uPVC double glazed window to front. Radiator.

KITCHEN - 2.99m x 1.94m (9' 10" x 6' 4") Range of modern base and wall cupboards with roll edged work surface. Single stainless steel sink with right hand drainer. Space and plumbing for washing machine. Space for fridge freezer. Slot in electric cooker. GCH combination boiler. uPVC double glazed window to rear.

INNER HALL Cupboard housing electric consumer unit, doors to:-

BEDROOM ONE - 3.62m x 2.98m (11' 11" x 9' 9") uPVC double glazed window to rear. Radiator.



BEDROOM TWO - 2.98m x 2.24m (9' 9" x 7' 4") uPVC double glazed window to front. Radiator.

BATHROOM - 2.36m x 1.93m (7' 9" x 6' 4") White three piece suite comprising low level WC, single pedestal wash hand basin and bath with shower over. Radiator. Window to side.

OUTSIDE Decked garden area onto lawned gardens.

MATERIAL INFORMATION Tenure: Leasehold. Lease length - 150 years remaining, Started in 1986 with a lease of 189 years.

Address 'Wheatlands Road, Paignton, TQ4 5HU'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '71 | C'

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.