



Asking Price Of £140,000

Cotehele Drive,  
Paignton, TQ3 3GN

A modern purpose built ground floor flat situated in a convenient location for transport links to out of the bay. The property has been maintained to a high standard throughout providing delightful living accommodation. The property is having uPVC replacement windows fitted in the spring of 2026. The flat is ideal for smaller families or first time buyers. The accommodation comprises:-





**COMMUNAL ENTRANCE** Via communal door to front into communal entrance hall, door to apartment.

**HALLWAY** Wall mounted telephone entry system, cupboard housing hot water tank, storage cupboard with wall mounted fuse box.

**LIVING/DINING ROOM** 5.13m x 3.56m (16'10" x 11'8") Double glazed window to side, wall mounted electric radiator.

**KITCHEN** 3.11m x 2.20m (10'2" x 7'3") Double glazed window to rear, wall mounted electric radiator, wall and base units, roll edge worktops, sink and drainer, four ring electric hob, oven underneath, extractor hood overhead, space for fridge/freezer, plumbing for washing machine, part tiled walls.

**FAMILY BATHROOM** 1.89m x 1.69m (6'2" x 5'7") Low level WC, wash hand basin with storage underneath, roll edge worktops, panelled bath with shower attachment, tiled floor, part tiled walls, extractor fan, shaver point, wall mounted mirror.



**BEDROOM ONE** 4.08m x 2.87m (13'5" x 9'5") Double glazed window to rear, wall mounted electric radiator.

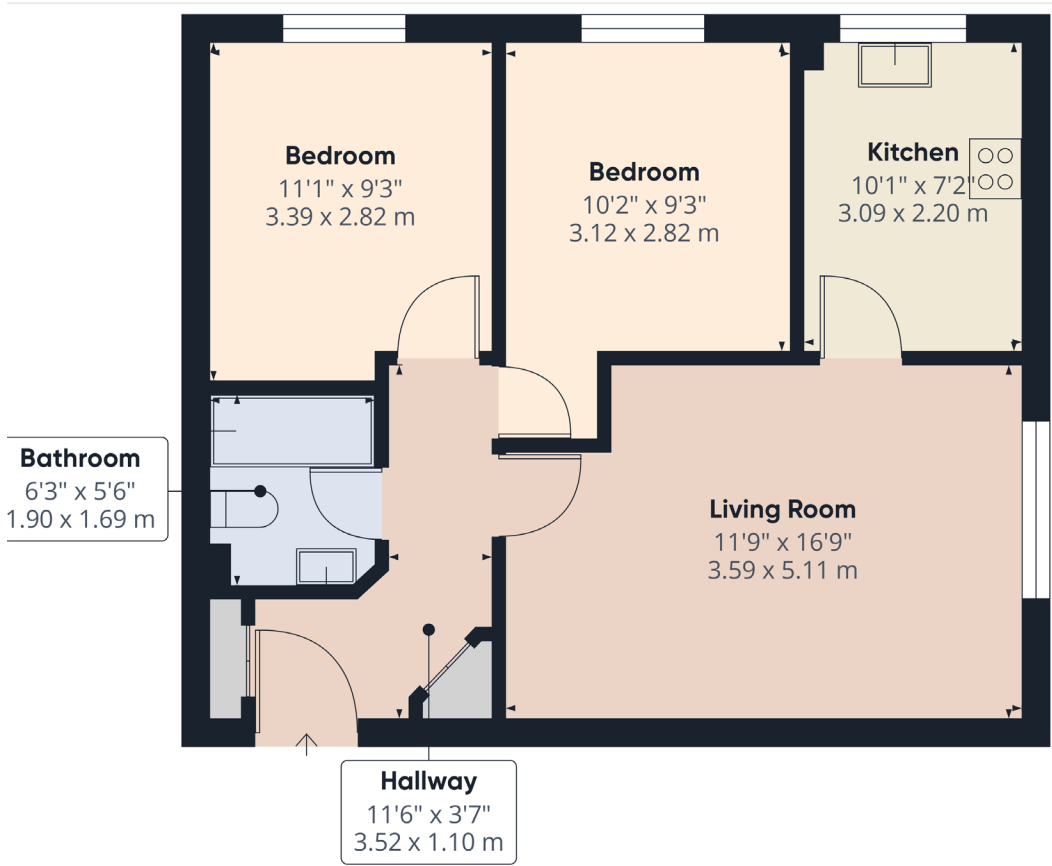
**BEDROOM TWO** 3.40m x 2.82m (11'2" x 9'3") Double glazed window to rear, wall mounted electric radiator.

**ALLOCATED PARKING**

**LIVING/DINING ROOM**

**AGENTS NOTE** The owner informs us that uPVC double glazing is being fitted to all units in 2026. Please note this does mean that the service charger for 2025 has been unusually high and is due to be reduced again in 2026.

**MATERIAL INFORMATION** Tenure: Leasehold. Service Charge in 2024 was approximately £2,200 for the year.



Address 'Cotehele Drive, Paignton, TQ3 3GN'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '59 | D'

Taylor's Estate Agents  
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