



Elmsleigh Park, Paignton

Guide Price £175,000 Share of Freehold

Aprt 10, Fairlawns, 10-12 Elmsleigh Park, Paignton, TQ4 5AT

A spacious and well appointed `penthouse` apartment with a lift and no forward chain, ideal as an investment, first time or residential buy, or holiday home located a short distance from the local amenities on a popular tree lined road.

Located in a quiet, tree lined avenue, the property benefits from a communal garden and an allocated parking space. Located on the second floor, with a lift, the `penthouse` comprises of a hall, two double bedrooms, one with an ensuite, lounge-diner, shower room and modern fitted kitchen/breakfast room. There is double glazing, and all the windows in the spacious apartment are south facing, gas central heating and two useful eaves storage areas. The property has been recently refreshed and is `move in` ready, with no forward chain and offers a lovely private residence. It would also suit a rental investment, second home or lock up and leave.

The property enjoys good access to the local shops, high street and harbour along with excellent transport links via both rail or road, which offers an easy commute to Newton Abbot, Exeter and the M5 network beyond. For the outdoor lovers, the south Devon coastline with its picturesque beaches and Dartmoor National Park are both within easy striking distance.

Approach

At the front of the property there are level communal gardens with path to the side providing access to the rear parking area. Double glazed front door opening into a communal hall with stairs and lift to the second floor. Door to

Entrance Hall

Entry phone system and doors to

Kitchen Breakfast Room 17'6" (5.33m) Max x 7'9" (2.36m)

Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. A range of matching base and eye level units with timber work tops and decorative glazed tiled splash backs. Inset stainless steel sink unit with drainer to one side and mixer tap above. Inset four ring gas hob with oven below and canopy above. Space and plumbing for washing machine, space for upright fridge freezer and space for undercounter appliance. Radiator and door to

Lounge Dining Room 17'5" (5.31m) Into Bay x 11'9" (3.58m) Max

Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. Further velux window to the front aspect. Two television aerial points, telephone point and radiator. Door to

Bedroom One 16'10" (5.13m) Into Bay x 11'10" (3.61m) Max

Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. Door to communal landing and second staircase. Two television aerial points, telephone point and radiator. Door to useful airing cupboard with slated shelving and bar heater. Access panel to useful eaves storage with timber glazed window to the front aspect. Door to

Ensuite Shower Room

With part sloped ceiling, extractor fan and tiled walls. Low level flush WC, wash hand basin with shaver light above and tiled shower unit with electric shower above. Radiator.

Bedroom Two 16'7" (5.05m) Into Bay x 10'7" (3.23m) Max

Accessed off the hall. Recessed spotlighting and part sloped ceiling with double glazed window to the front aspect. Two television aerial points, telephone point and radiator. Door to a handy eaves storage area with timber glazed window to the front aspect.



Shower Room

With part sloped ceiling and recessed spotlights. Tiled walls, extractor fan and radiator. Low level flush WC, pedestal wash hand basin with shaver light above and double walk in shower unit with tiled surround and electric shower above.

Outside

At the front of the property there are level communal gardens with path to the side providing access to the rear parking area. The gardens are well maintained with mature shrubs and seasonal planting and specimen palm tree. There is allocated parking for one vehicle.

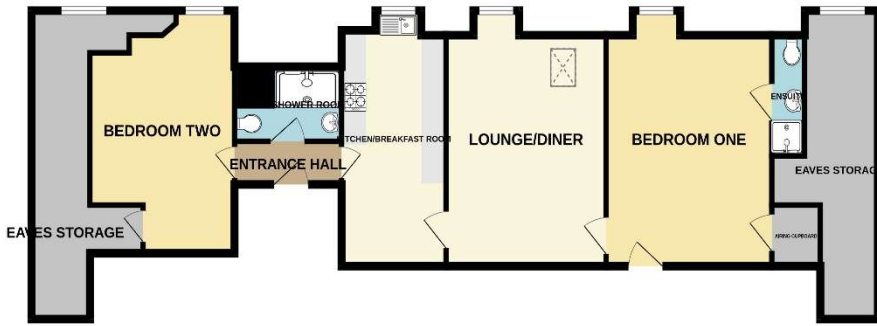
Agents Note

We understand that the property is a shared freehold (1 of 10 apartments) with a lease of 999 years from 2002. There is no ground rent however there is a monthly service charge of c£85.00 which includes maintenance, building insurance and the upkeep of the gardens.

Council Tax Band: Band D



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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