



SIMPLY GREEN

Queens Road

Paignton

## 3-4 BEDROOM MAISONETTE

- ◆3-4 BEDROOM MAISONETTE
- ◆HOLIDAY LET POTENTIAL
- ◆SOUGHT AFTER LOCATION
- ◆MINUTES AWAY FROM THE SEAFRONT
- ◆MASTER ENSUITE
- ◆ALLOCATED PARKING TO THE REAR
- ◆LOUNGE
- ◆KITCHEN WITH SMALL BALCONY
- ◆VERSATILE ACCOMMODATION
- ◆TENURE - LEASEHOLD (SHARE OF FREEHOLD)

No onward chain, with Holiday Let Potential! Set within a sought after area, this charming 3/4 bedroom maisonette in Paignton offers a prime location just minutes from the seafront, town centre, and pier. Accommodation briefly comprises Lounge, Dining Room/Bedroom, Kitchen, Bathroom, further three Bedrooms with the principle Bedroom complete with an Ensuite. With flexible living spaces, including a potential fourth bedroom or dining room, it promises comfort and convenience with allocated parking to the rear. Ideal as a holiday let with excellent investment potential, enjoy the coastal lifestyle and explore this versatile property with viewings highly recommended to appreciate the accommodation on offer.



## Accommodation

Communal entrance for two of the three apartments, give access to a small landing space with secure entry. Door opening into small landing and stairs rising to the first floor. The landing gives access to all rooms and further stairs rising to the top floor. Central heating radiator, smoke alarm, laminate to flooring and doors leading to. Lounge comprising of double glazed windows to the front bay, a range of power and media points, picture rail and central heating radiator. Bedroom/Dining Room offers a versatile space, currently used as a guest room, with tile and turn double glazed windows to the rear, central heating radiator and power points. Modern kitchen suite comprising a range of wall and base units, work surfaces and tiling to splashback. Integrated cooker and grill. inset sink and mixer tap. Space and plumbing for washing machine. Tilt and turn window also gives access to a small decked balcony. Family bathroom suite is complete with a modern white three piece suite, comprising a low level WC, panelled bath with shower over and glass screen with tiling to surround. Wash basin, extractor fan and cupboard housing the boiler.

## First Floor Accommodation

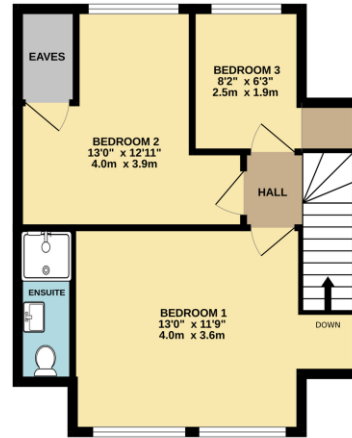
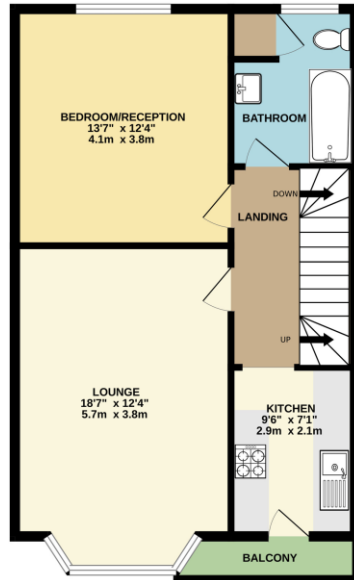
Stairs rising to small landing, with access to the loft, smoke alarm and doors to all rooms. Bedroom one comprises of double glazed windows to the front, central heating radiator and a range of power and media points. Storage into the eaves and further wardrobe storage cupboard. Smoke alarm and door to ensuite. Ensuite comprises of a white three-piece suite, low-level WC, pedestal wash basin and walk in shower with electric power shower and glass door. Extractor fan and tiling to surround. Bedroom two with UPVC double glazed windows to the rear, central heating radiator, power points & storage cupboard into the eaves. Bedroom three with UPVC double glaze windows to the front, central heating radiator and storage cupboard. Power points.



GROUND FLOOR  
AREA: 64.7 SQ.M (147 SQ.FT.)

1ST FLOOR  
AREA: 33.3 SQ.M (71.7 SQ.FT.)

2ND FLOOR  
AREA: 49.7 SQ.M (107.2 SQ.FT.)



TOTAL FLOOR AREA : 1087 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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### Outside

The property is approached via a low maintenance communal front garden, with steps leading to the communal entry point. The rear of the property offers allocated parking and low maintenance drive.

### Agents Notes

The property is share of freehold with the lease expiring 11/3/2144. There are no fixed service charges or ground rent payable, maintenance is paid between the three apartments as and when works are required.

There are also no restrictions on Holiday Lets or Pets.

EPC: C

COUNCIL TAX BAND: B

TENURE: LEASEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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