



Elmsleigh Road | Paignton | TQ4 5AB

Guide Price £195,000 - £200,000

A large two bedroom ground floor flat, close to town on the level. This complex is age restricted to 55 plus (for at least/members of the family) but does not come with high retirement flat service/maintenance charges. The condition of the flat is excellent and is surprisingly spacious with kitchen/diner plus a large lounge, ensuite and family bathroom. Other benefits include electric central heating system with electric boiler and parking. Internal viewing is highly recommended.

- TWO BEDROOM LARGE GROUND FLOOR FLAT
- ENSUITE MASTER BEDROOM
- LEVEL TO TOWN
- EXCELLENT CONDITION
- LARGE KITCHEN/DINER
- VIEWING RECCOMENDED

COMMUNAL ENTRANCE Private front door to the flat.

HALLWAY A spacious entrance hallway with space for a bookcase or similar. Telephone entry intercom.

LOUNGE - 17' 4" x 14' 1" (5.3m x 4.3m) A welcoming lounge with feature 3 window bay overlooking the front. Two central heating radiators. Ornamental fireplace with inset log effect electric fire. TV point. Coved ceiling.

KITCHEN/DINER - 13' 1" x 12' 5" (4.0m x 3.8m) A large kitchen/diner fitted with a range of wood effect units and granite effect countertops. Single drainer stainless steel sink unit with cupboards under. Adjoining work surfaces with a good selection of cupboards and drawers. Additional work surface with inset Zanussi stainless steel gas hob and Belling oven below. Integrated Beko fridge freezer. Matching wall units with countertops lighting below. Concealed cooker hood. Part tiled walls. The dining area will accommodate a 6 seater suite. Double glazed window. Central heating radiator. Store cupboard. Boiler cupboard housing electric boiler and large hot water tank.

INNER HALLWAY Built in large storage cupboard. Central heating radiator.

Address 'Elmsleigh Road, Paignton, TQ4 5AB'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '52 | E'

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BEDROOM 1 - 11' 9" x 11' 5" (3.6m x 3.5m) The bedroom is a good double room fitted with a full range of furniture including wardrobes. Double glazed window. Central heating radiator. Door from inner hallway to:-

EN-SUITE BATHROOM A spacious bathroom with a white suite. Bath with shower fitment and glass splash screen. Pedestal wash hand basin plus close coupled W/C. Part tiled walls. Heated ladder towel rail radiator. Striplight with shaver point. Double glazed window.

AGENTS NOTE The inner hallway has a door which once closed will create a dressing area / en-suite to bedroom 1.

BEDROOM 2 - 12' 9" x 10' 9" (3.9m x 3.3m) Another double room with 3 double glazed windows and built in wardrobe with central bed recess. Central heating radiator. Door to:-

EN-SUITE SHOWER ROOM Double cubicle with mains shower and glass door. Pedestal wash hand basin. Close coupled W/C. Part tiled walls. Striplight with shaver point.

OUTSIDE Allocated parking space and communal balcony area.

LAUNDRY ROOM

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.