



Asking Price Of £160,000

**Lyncourt, 14, Elmsleigh  
Park, Paignton, TQ4  
5AT**

A well presented two bedroom first floor flat located just outside of Paignton town centre. The property comprises of a welcoming inner hallway, a modern kitchen, a bright and airy living room, two large double bedrooms, a contemporary shower room and allocated parking. The property is perfectly positioned within easy reach of local shops, doctors and pharmacies, Paignton bus and train station, Paignton beach and harbour as well as much more.





### Entrance Hallway

A secure fire safety front door opens into a warm and welcoming hallway. Featuring an intercom system, fuse box, thermostat heating control, doors giving access to all main living areas.

### Kitchen

A contemporary fitted kitchen designed for both function and style. It includes a range of sleek overhead, base and drawer units with square edged worktops, a stainless steel 1 bowl sink with drainer, an integrated electric oven with grill and four ring gas hob topped by an extractor hood. The space also benefits from plumbing for a washing machine, room for a fridge and freezer, tasteful tiled backsplash, double glazed sash windows and French doors opening to the living room

### Lounge

A generously proportioned living room situated at the front of the property enjoying picturesque views of the tree lined street. This bright and airy space features double glazed sash windows, a gas central heating radiator, and TV and internet connection points



### Bedroom Two

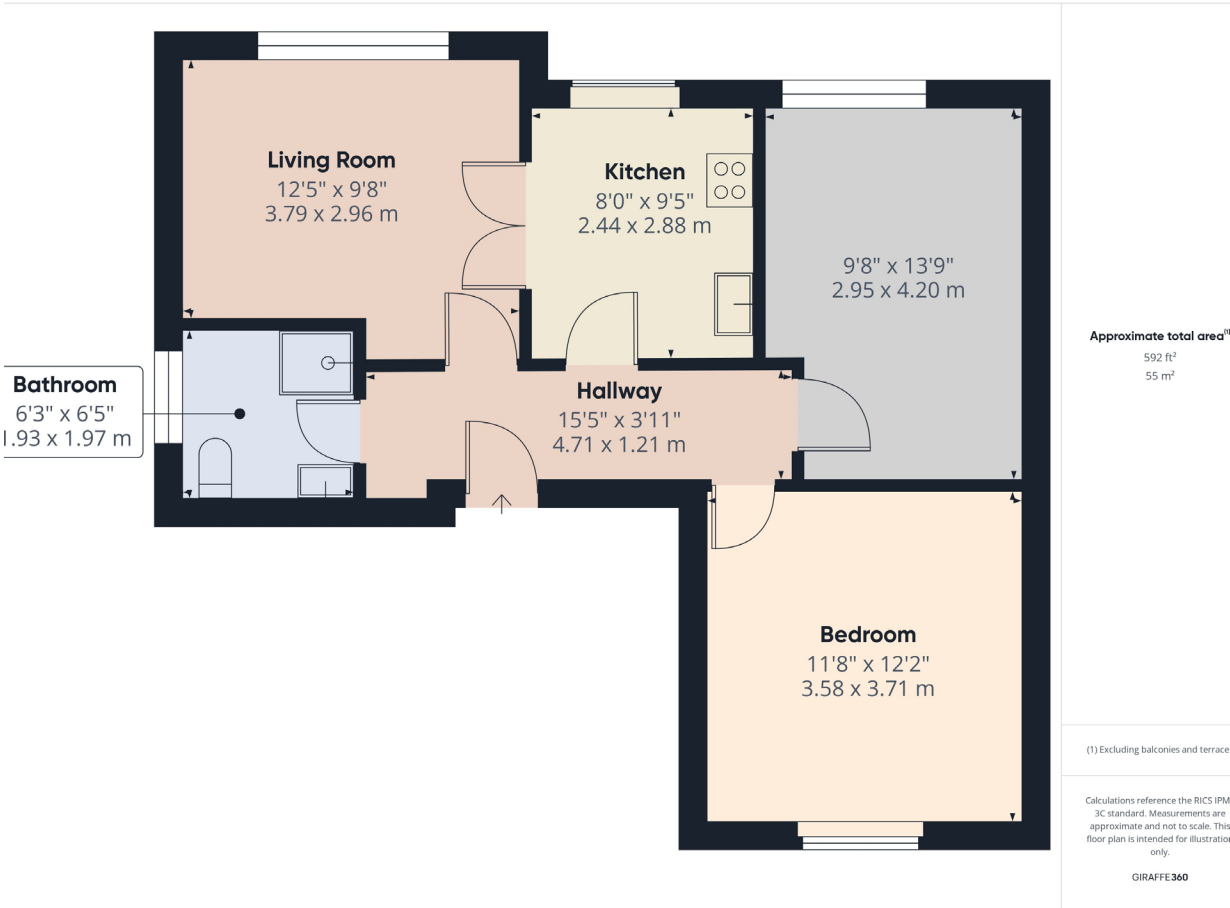
A second large double bedroom, ideal for guests, or use as a home office, double glazed sash windows and a gas central heating radiator.

### Shower Room

A stylish and well appointed modern shower room complete with a low level flush WC, a vanity unit with wash basin and integrated storage and a walk in corner shower. Finished with tasteful tiled walls, an extractor fan, uPVC obscure double glazed sash windows and a contemporary chrome heated towel rail.

Allocated parking for a vehicle to the rear of the property

**AGENTS NOTES** 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



Address Lyncourt, Elmsligh Park,  
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Tenure Leasehold

Council Tax Band A

EPC Rating C

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