



Connells

Garfield Road  
Paignton





## Property Description

Guid price £180,000 - £190,000. This fantastic ground-floor, two-bedroom apartment offers a rare opportunity to own a charming residence overlooking the picturesque Victoria Park. Upon entering, you're welcomed into a bright and spacious bay-fronted lounge that retains some of its original features, adding character and warmth to the space. The large windows fill the room with natural light, creating an inviting atmosphere perfect for relaxing or entertaining.

As you move through the hallway, you'll find two generously sized double bedrooms, each offering comfort and flexibility for various uses. The newly installed bathroom is stylish and modern, with quality fixtures for a fresh and contemporary feel. Towards the rear, the extended kitchen boasts built-in appliances and new boiler, perfectly combining functionality with elegance. This kitchen opens to private parking for couple of vehicles, and useful storage shed.

Situated on a level position, this apartment is just a short stroll away from Paignton's beautiful beachfront, where you can enjoy scenic coastal walks, vibrant cafes, and local amenities. The property is also sold with no onward chain, ensuring a smooth and swift buying process.

With its prime location, modern updates, and classic charm, this apartment is an ideal choice for those looking to downsize, invest, or simply enjoy the best of coastal living. Early viewings are highly recommended to fully appreciate all that this unique home has to offer.

## Accommodation

Original entrance door leading into hallway and door leading into

### Lounge

15' 6" into bay x 14' 5" max ( 4.72m into bay x 4.39m max )

uPVC double glazed window to the front aspect, dado rails, picture rails, feature gas fireplace, cupboard housing electrics, two radiators, tv point and power points.

### Hallway

Doors leading to principal rooms, storage cupboard

### Bedroom One

13' 4" max x 11' 2" max ( 4.06m max x 3.40m max )

uPVC double glazed window to the rear aspect, picture rail, large wardrobes, vanity unit with mixer tap over and radiator.

### Cloakroom

uPVC obscure double glazed window to the side aspect, low level wc, vanity unit with basin and fully tiled walls.

## Bedroom Two

12' 4" max x 6' 6" max ( 3.76m max x 1.98m max )

uPVC double glazed window to the side aspect, radiator and power points.

## Bathroom

uPVC obscure double glazed window to the side aspect, panel enclosed walk in bath with mixer tap over with shower attachment, wall mounted power shower, low level wc, pedestal wash hand basin, corner mirrored cabinet, modern chrome towel rails and tiled flooring.

## Kitchen

11' 6" max x 9' 6" max ( 3.51m max x 2.90m max )

uPVC double glazed window and french doors, modern kitchen comprising wall, base and drawer units, 11/2 bowl sink unit with mixer tap over, integral dishwasher, integral washing machine, integral tumble dryer, integral fridge freezer, built in electric eye level oven, four ring gas hob with built in extractor over and tiled walls.

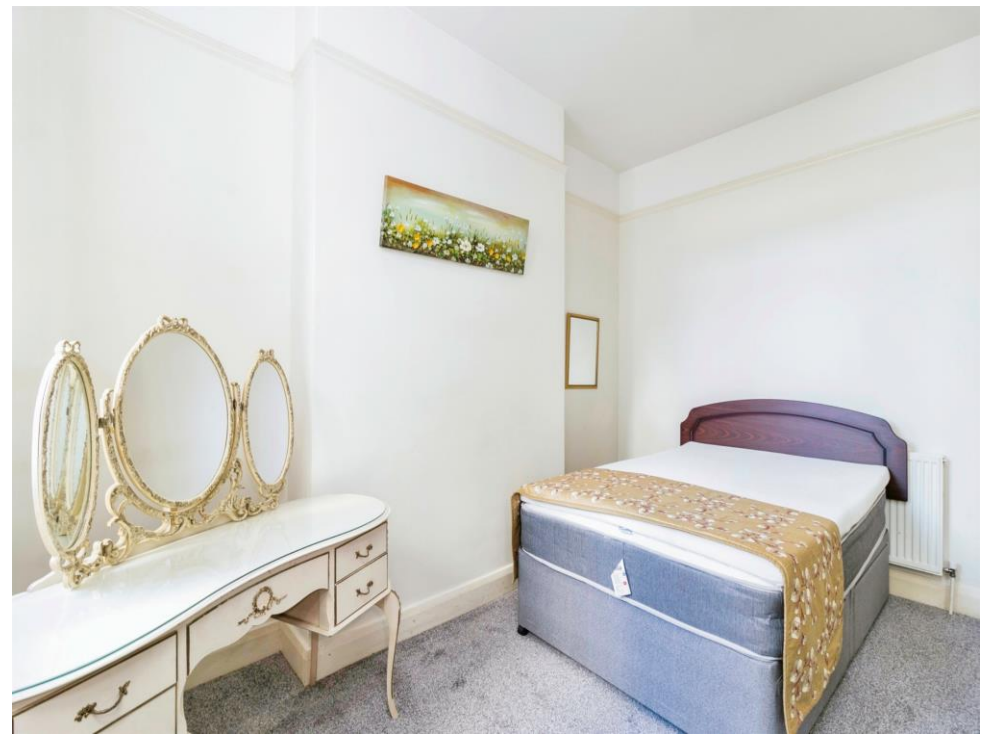
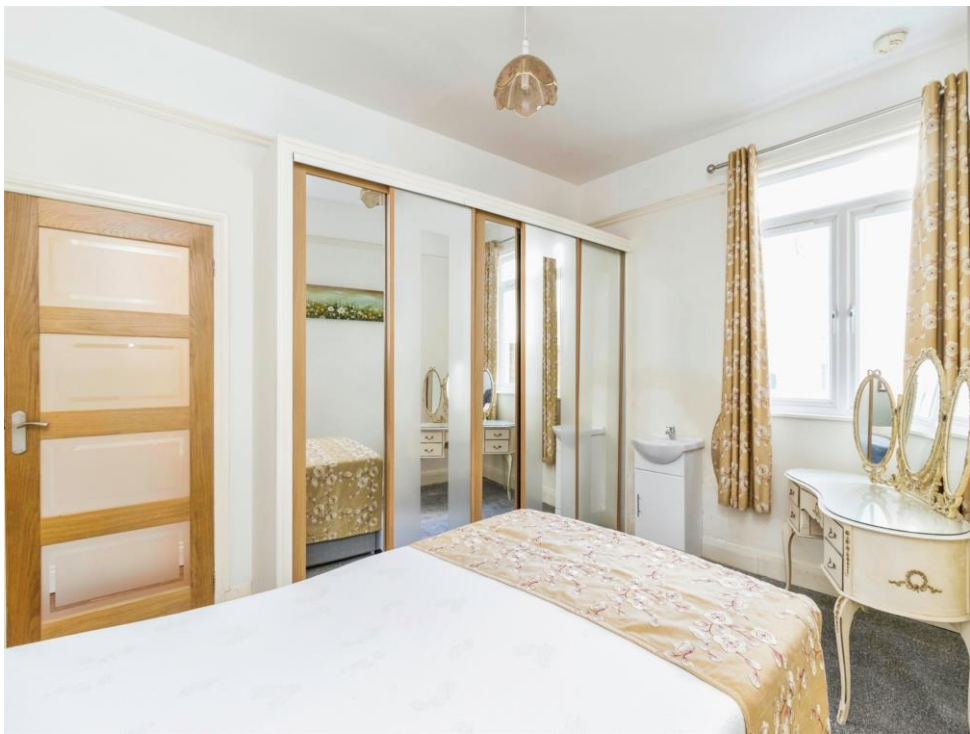
## Outside

To the front has patio area that is enveloped for walling with raised shrub and plant borders also overlooks Victoria park.

To the rear has parking and patio area, storage shed.

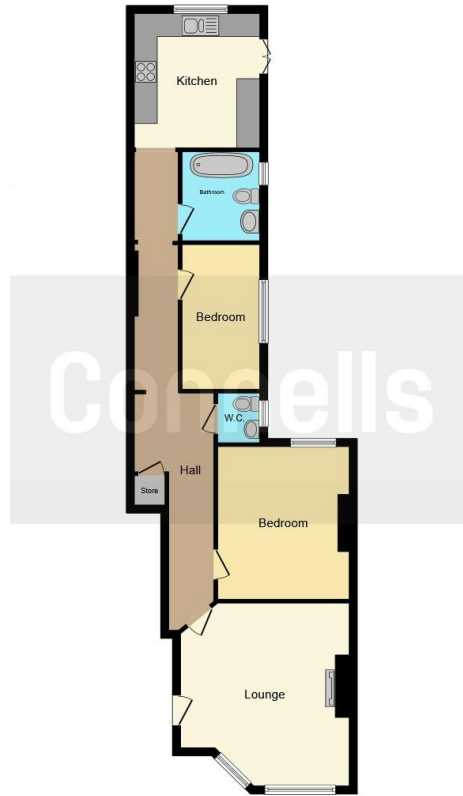












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: PGN312212 - 0015