



Connells

Esplanade Road
Paignton



Property Description

*** Guide price £140,000 - £150,000 ***
Connells are delighted to bring to the market this spacious two-bedroom second floor flat, ideally located just a stone's throw from Paignton seafront.

This well-presented property offers a generous amount of living space and is perfect for first-time buyers, investors, or those looking for a seaside retreat. The accommodation comprises an open-plan lounge, kitchen, and dining area-ideal for modern living and entertaining. The two bedrooms are both doubles, with the master benefitting from an en-suite bathroom for added convenience. There is also a separate main bathroom, providing practicality for guests or family members.

Additional benefits include allocated parking, a rare advantage in this central location, and double glazing throughout. The flat is situated in a well-maintained building and offers comfortable, low-maintenance living.

Located in the heart of Paignton, this property is just moments from the beach, coastal walks, and all the vibrant amenities the town has to offer, including popular cafés, restaurants, shops, and excellent transport links, including the nearby train and bus stations. Whether you're looking for a permanent home, a holiday base, or a strong rental investment, this flat ticks all the boxes.

Viewings are strongly recommended to fully appreciate the space, location, and potential this fantastic property has to offer. Contact Connells today to arrange your viewing.

Accommodation

Communal entrance with stairs leading to first floor flat.

Open Plan Lounge & Kitchen

24' 1" x 8' 7" (7.34m x 2.62m)

A bright and spacious open plan kitchen/lounge/diner ideal for entertaining. The kitchen boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. An integrated fridge, space and plumbing for a washing machine and freezer and a uPVC double glazed window. The lounge area offers space for ample furniture, tv and internet points, a uPVC double glazed window and a gas central heated radiator.

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)

large master bedroom with space for an abundance of furniture, uPVC double glazed window, a gas central heated radiator and a door leading into:-

Ensuite

master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in shower unit. Complimentary tiling, an extractor fan and a gas central heated radiator.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Double bedroom with a uPVC double glazed window and a gas central heated radiator.

Bathroom

A spacious family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, an extractor fan and a gas central heated radiator.

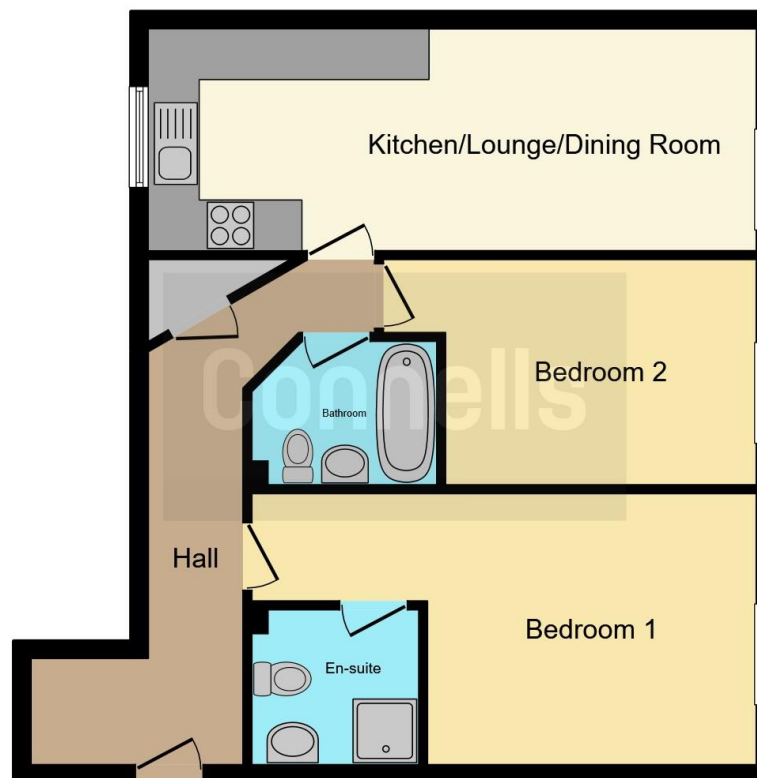
Tenure Information

Leasehold. Length Of Lease: 999 years from 30th July 2004. Managing agent: Blemheim's. Service Charge: £1244.54 per year.









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

To view this property please contact Connells on

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51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PGN312881

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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