



Connells

Upper Morin Road
Paignton



Property Description

Connells are extremely delighted to bring to the market this beautifully renovated three-bedroom second -floor flat, located in the highly desirable area of Lower Preston-just a stone's throw from the scenic Preston seafront.

This stylish home has been thoughtfully modernised to a high standard throughout, offering spacious and contemporary living ideal for a variety of buyers. The open-plan lounge, kitchen, and dining area is perfect for entertaining guests or enjoying family time, with ample natural light creating a bright and welcoming atmosphere.

The apartment features three generously sized bedrooms, including a master bedroom with en-suite, providing privacy and convenience. A separate modern shower room further adds to the functionality of the home, making it ideal for families, professionals, or even as a coastal holiday retreat.

Situated in a level and highly accessible location, this home is within easy walking distance of Preston Sands, local shops, cafés, doctors' surgeries, and all essential amenities. The seafront, with its charming promenade and coastal walks, is right on your doorstep, offering a true lifestyle opportunity.

This property is being sold with no onward chain, ensuring a smooth and hassle-free purchase for the next lucky owner. With its stunning condition, prime location, and generous living space, this home must be viewed to be fully appreciated.

Entrance

A communal entrance hallway with doors leading to the apartments.

Entrance Hall

A bright landing with oak doors leading to the adjoining rooms, Velux windows, overhead lighting, wonderful sea views, breakfast bar/office area. smoke alarms and an electric heated radiator.

Open Plan Lounge/Kitchen/Diner

25' 6" x 11' 5" (7.77m x 3.48m)

beautifully bright and spacious open plan kitchen/diner/lounge perfect for entertaining. The kitchen boasts a range of overhead, base and drawer units with granite effect roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, space for a freestanding cooker with extractor hood above. Plumbing for a washing machine behind cupboard, complimentary tile backsplash splash, uPVC double glazed window. The lounge/diner section offers bundles of space for furniture. Wonderful sea views across Paignton and Torquay. uPVC double glazed windows and an electric radiator.

Bedroom One

15' 4" x 10' 6" (4.67m x 3.20m)

Two uPVC double glazed windows Master bedroom overlooking the gardens. Space for furniture and an electric radiator. Door leading into:-

Master Ensuite

A modern master en-suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a corner shower unit. Complimentary tiled walls. uPVC obscure double glazed window and a heated towel rail.

Bedroom Two

12' 5" x 10' 4" (3.78m x 3.15m)

Two uPVC double glazed windows. A large second double bedroom again to the rear aspect of the property.

Bedroom Three/Study

8' 4" x 4' 6" (2.54m x 1.37m)

Beautiful sea views across to Torquay. uPVC double glazed window.

Shower Room

A contemporary family shower room comprising of a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and a walk in double shower. Complimentary tiled walls, a uPVC obscure double glazed window and a white heated towel rail.

Outside

PARKING Allocated parking for 1 vehicle.

GARDEN A sunny and level communal garden predominantly laid to lawn. Patio area to the front.

Tenure Information

Lease 999 years with a share of the freehold









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
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PGN312842

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: PGN312842 - 0003