

Oldenburg Park, Paignton, TQ3 2UA



Located in an exclusive cul de sac location, just a short, level walk away from Paignton sea front, this super **TWO BEDROOM FIRST FLOOR FLAT with** driveway and **GARAGE**, is offered for sale with **NO ONWARD CHAIN**.

A most comfortable home enjoying a pleasant open outlook over Oldenburgs central green to the front and gardens to the rear.

The good size lounge/dining room and fitted kitchen offer ample living space. The principal bedroom has modern fitted wardrobes and an en suite shower room/w.c. The second bedroom is also a double room with an outlook over gardens to the rear, there is also a modern bathroom/w.c.

Outside as mentioned, provides driveway parking and a single garage with roof storage area. Double glazing and gas fired central heating is installed by way of a combination boiler which was replaced in 2023.

Viewing advised.

£250,000 Leasehold

GROUND FLOOR.

Private double glazed entrance door opens to entrance with stairs up to the First Floor.

ENTRANCE HALL.

Loft access hatch with pull down ladder. Shelved linen cupboard. Doors to:

LOUNGE/DINING ROOM. 18' 0" x 12' 5" (5.48m x 3.78m)

Double glazed window to front with pleasant outlook over the central green of Oldenburg Park. Fitted shelf. Radiator.

KITCHEN. 9' 9" x 8' 10" (2.97m x 2.69m)

Fitted with a good range of wall and base cupboards in two tone cream and wood effect colours. Working surfaces with inset stainless-steel sink and drainer with mixer tap over. Breakfast Bar area. Built in Neff electric oven with matching hob over. Spaces for white goods. Concealed Worcester combination boiler (replaced in 2023) Double glazed window to rear.

BEDROOM 1. 12' 2" x 13' 4" (3.71m x 4.06m) overall.

Double glazed window to front. Radiator. Built in modern grey wardrobes, (one of which has a deep cupboard recess inside) drawers and dressing table unit to one wall. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower cubicle with independent electric 'Mira Sport' shower, low level w.c. and pedestal wash basin. Extractor fan. Built in shelved cupboard.

BEDROOM 2. 11' 5" x 10' 10" (3.48m x 3.30m) overall

Double glazed window to rear. Radiator.

BATHROOM/W.C.

Comprising white suite of shower bath with curved shower screen, mixer tap and shower attachment. Close coupled w.c. Two drawer vanity unit with inset washbasin and mixer tap over. Attractive mosaic tiled splash back and contemporary tiled surrounds. Heated towel rail Double glazed window.

OUTSIDE.

Driveway parking leads to:

DETACHED GARAGE. 16' 8" x 8' 6" (5.08m x 2.59m)

Up and over door to front. Light and power points. Fitted cupboards and shelving. Access hatch to good size roof storage area.

ENERGY RATING: C

COUNCIL TAX BAND: C

LEASE DETAILS:

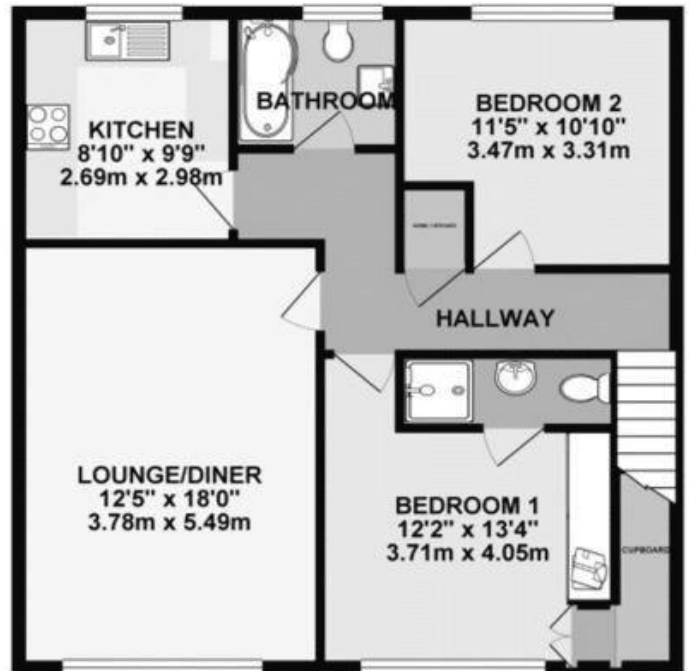
999 year lease created in 1979

MAINTAINANCE: Split with the lower floor flat as and when needed.

£110 per annum for upkeep of the central green & communal areas.

GROUND RENT: £10 Per annum

NOTE: The property is connected to all mains services. The Ofcom website indicated that standard,superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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