



7A SOUTHFIELD AVENUE, PRESTON, PAIGNTON, TQ3 1LJ

Pincombe's
estate agents

PLEASANT VIEWS OVER THE SURROUNDING AREA



A WELL PRESENTED FIRST FLOOR FLAT ENJOYING A PLEASANT OUTLOOK ACROSS THE SURROUNDING AREA & BENEFITTING FROM OFF ROAD PARKING

This first floor flat is situated in a popular residential location close to shops, the gardens at Oldway, Preston sands and the southwest coast path, which are all within approximately half a mile. Central Paignton is a few minutes' drive away with its town centre shops, restaurants, cinema, beach and pretty harbourside to enjoy. For travelling and commuting, Paignton railway station offers services to Exeter and London Paddington, there is a bus station with services covering the neighbouring villages and towns, and the A380 road link to the south devon expressway, Newton Abbot, Exeter and the M5 is easily accessible.

The flat is offered for sale with the benefit of no onward chain and is presented in good decorative order comprising: Private Entrance, Hallway, Living Room with double doors to Juliet Balcony, fitted Kitchen with integrated appliances, 2 Bedrooms (master en-suite) and a modern fitted Bathroom. Outside, there is off road Parking for 2 vehicles at the front, and a useful paved storage area to the side.

VIEWING RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR

UPVC front door into:

HALLWAY Radiator. Understairs cupboard housing the fuseboard, with ample space for storage. Stairs rising to:

FIRST FLOOR LANDING UPVC double glazed window to side. Intercom entry phone. Radiator. Hatch to loft space. Built-in cupboard with Gloworm gas boiler.

LIVING ROOM 13'4" x 12'2" (4.07m x 3.70m) UPVC double doors opening onto a Juliet Balcony enjoying a pleasant outlook across the surrounding area. UPVC double glazed window to side. Radiator. T.V. aerial point. Wooden mantel surround with matching inset, hearth and fitted gas fire.

KITCHEN/DINER 10'10" x 10'8" (3.30m x 3.26m) max Worksurfaces on 2 sides featuring a circular stainless steel sink and matching draining area with range of storage cupboards beneath. Matching range of eye-level units and built-in wine rack. Integrated appliances including Neff dishwasher, Hotpoint washer/dryer and fridge/freezer. Neff 4-ring gas hob and built-in oven with stainless steel extractor hood above. Radiator. UPVC double glazed window to rear enjoying a lovely view over the surrounding area.

MASTER BEDROOM 12'11" x 10'11" (3.94m x 3.33m) UPVC double glazed bay window to front with a pleasant view across the area. Radiator. Range of built-in wardrobes and fitted chest of drawers. Door to:



EN-SUITE SHOWER ROOM Fully tiled cubicle with shower and glazed folding door. Pedestal wash basin. Saniflow W.C. Radiator. Extractor fan. Obscure glazed window to side.

BEDROOM 2 11'9" x 8'1" (3.57m x 2.46m) UPVC double glazed windows to front with deep sill. Radiator. Built-in wardrobes with hanging rail and shelving.

BATHROOM 'P' shaped bath with shower and glazed doors. Wash basin in vanity unit with storage cupboards under. Low level W.C. Heated towel rail. Fully tiled walls. Obscure glazed window to side.

OUTSIDE There is a paved driveway to the front with OFF ROAD PARKING for approx. 2 cars. A pathway down the side leads to a useful paved storage area with water tap.

ADDITIONAL INFORMATION

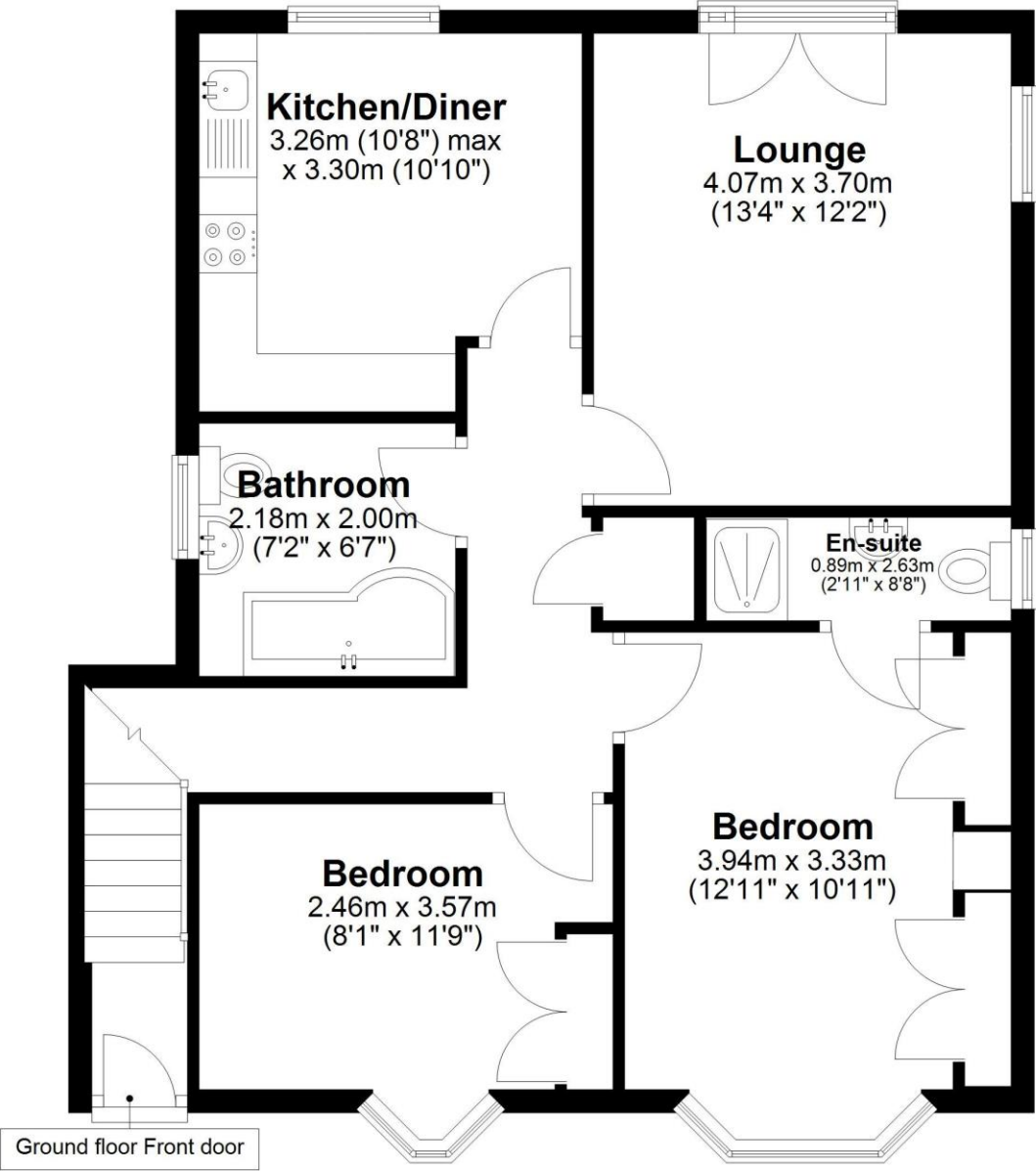
TENURE – Leasehold, Vendor shares the Freehold with number 7 (the garden flat)

999 Year lease from 2006

COUNCIL TAX – Band B (Torbay Council)



Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		