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01803 897321



# Gargan & Hart

Estate Agents



Preston Down Road | Paignton | TQ3 1DS

**Guide Price £150,000 - £165,000**

Experienced Estate Agents working for you.



## DESCRIPTION

This deceptively spacious 3 bedroom apartment is being offered for sale with NO ONWARD CHAIN and presents a fantastic opportunity as a first time buy or investment with a potential rental income of £850pcm. The property itself is located in the popular residential area of Preston, Paignton where public transport, local amenities and seafront promenade are within easy reach. Arterial roads to Newton Abbot, Exeter and Plymouth are also only a short drive away.

A shared staircase with feature wrought iron gate leads up to the light and airy accommodation, accessed via a private main entrance door, and comprising a welcoming reception hall with a partially vaulted ceiling and Velux window, providing lots of natural light. Doors from the hallway provide access to the principal rooms as well as an airing cupboard housing the hot water cylinder. Similarly, to the reception hall, the kitchen and bathroom also benefit from vaulted ceilings and Velux windows. The kitchen is well equipped with wall and base units, space for cooker, fridge freezer and plumbing for automatic washing machine. A hatch from the kitchen opens into the spacious southerly facing lounge/diner which has been nicely arranged into distinct areas.

The family bathroom is fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash basin and low level WC. Two well proportioned double bedrooms sit at the rear of the property, both with picture windows and one benefitting from a built-in wardrobe with hanging rail and shelving. A further single bedroom completes the apartment and sits at the front of the building, enjoying a sunny southerly aspect.

Viewing of this excellent home is highly recommended to fully appreciate the accommodation on offer!

## AGENT'S NOTE

It is a requirement of the Estate Agents Act 1979 to inform potential purchasers that the owner of this property is related to an employee of Gargan & Hart Estate Agents Limited.

## ROOMS AND DIMENSIONS

### RECEPTION HALL

### LOUNGE/DINER

20' 08" max x 9' 10" max (6.3m x 3m)

### KITCHEN

7' 07" x 8' 04" (2.31m x 2.54m)

### BEDROOM 1

13' 07" x 8' 04" (4.14m x 2.54m)

### BEDROOM 2

9' 07" x 10' 06" (2.92m x 3.2m)

### BEDROOM 3

12' 05" x 5' 10" (3.78m x 1.78m)

### BATHROOM

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

## DIRECTIONS

Head along the A380 (Hellevoetsluis Way) towards Paignton, at the Preston Down Roundabout turn left onto Preston Down Road, continuing some distance along before turning right into the parade of shops where the entrance to the property will be found tucked away at the rear of the building to the right hand side.

## ADDITIONAL INFORMATION

Tenure - Leasehold

Length of Lease - 953

Service Charge - N/A

Ground Rent - £20

Council Tax Band - B

Local Authority - Torbay Council

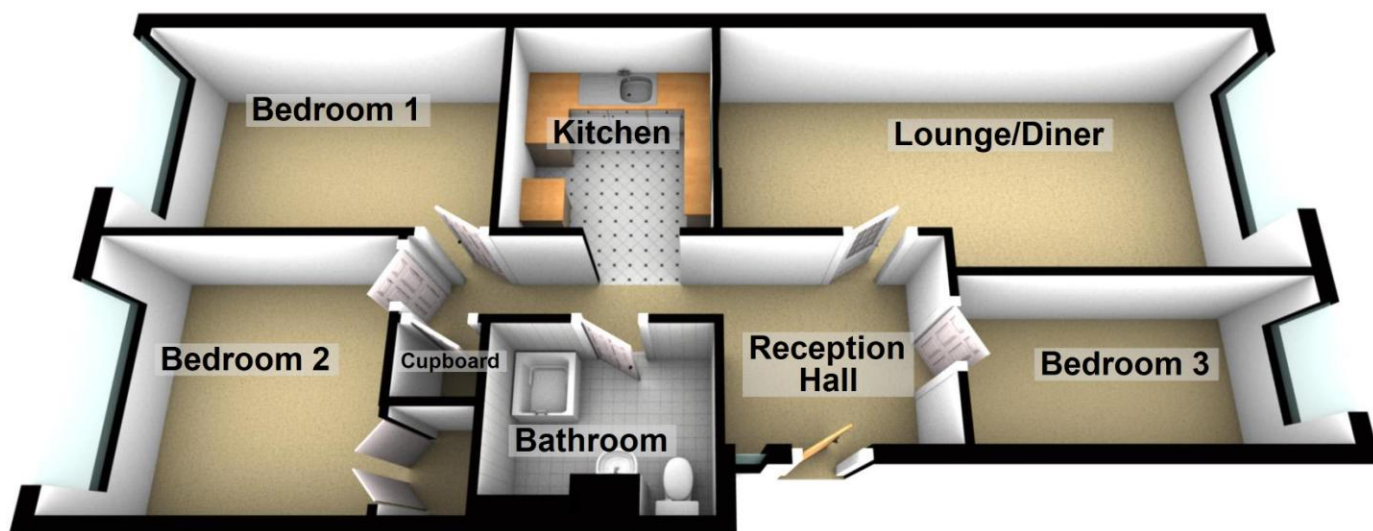
EPC Rating - TBC



- Purpose Built Apartment
- Convenient Location
- 3 Bedrooms
- Spacious Lounge/Diner
- Kitchen
- Bathroom
- No Onward Chain
- Ideal First Time Buy/Investment



## Floor Plan



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU