



## 2 Primley Park, Paignton, TQ3 3JP

£235,000

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- Imposing Residence
- Spacious Living room
- Sun Room
- Potential Self Contained Flat (Subject to Permissions)
- Parking
- 2 Bedrooms Both Ensuite
- Large Kitchen/Dining Room
- Gas Central Heating
- Overside Double Garage/ Workshop
- Comes with the Freehold Interest of 2 Other Flats



A spacious property situated in a quiet location within easy reach of Paignton Town Centre and the Sea Front. It has accommodation spread of 3 levels including 2 Bedrooms (Both En-Suite) Spacious Lounge, K/Diner large Sun Room, Hallway and Cloakroom. Below the main house is a Basement Area with potential for a Self Contained Flat subject to permissions. The property is Gas Centrally Heated and majority Double Glazed. Outside there is Parking and an Oversized Double Garage. The property also comes with the Freehold interest of other flats that are part of the building. Though in need of some renovations and upgrading this Spacious Character Property is well worthy of an internal viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**OFFICE**  
 49 Hyde Road, Paignton,  
 Devon, TQ4 5BP  
 01803 521111 | [info@propertyladderdevon.com](mailto:info@propertyladderdevon.com)  
[propertyladderdevon.com](http://propertyladderdevon.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements