



"Oakdene" 48 Dartmouth Road, Paignton, TQ4 5AJ



www.ericlloyd.co.uk

£129,950 Leasehold

A spacious and characterful **TWO BEDROOM FIRST FLOOR FLAT**, ideally positioned within easy reach of Paignton town centre which is just a short stroll away, the seafront and excellent transport connections throughout Torbay.

Offering generous accommodation and attractive period features, high ceilings and light filled rooms. The property presents an excellent opportunity for a variety of purchasers including first-time buyers, investors, downsizers or those seeking a conveniently located coastal home with low maintenance.

The standout feature of the flat is the impressive lounge/dining room, a substantial and versatile living space filled with natural light from a large characterful bay window. The room offers ample space for both comfortable lounge furniture and a full dining suite, creating an ideal setting for relaxing, entertaining or everyday living. Additional built-in storage cupboards further enhance the practicality of the accommodation.

The property benefits from two bedrooms together with a bathroom/W.C. with white suite and linen cupboard.

The kitchen offers sufficient space for a breakfast table and provides excellent potential for updating and modernisation to suit individual tastes and requirements. A recently installed wall-mounted boiler has been fitted (Feb 2026) offering added efficiency and peace of mind.

Although requiring some updating the flat has been freshly painted and had new carpet fitted.

Externally, the development is set within well-maintained communal grounds surrounding the property, creating an attractive environment for residents. The flat also benefits from an telephone intercom system and basement storage space. There is allocated parking in addition to visitor parking facilities, a valuable feature in such a convenient central location.

Oakdene enjoys a highly accessible position on Dartmouth Road, for commuters and those travelling across the Bay, Paignton railway station is conveniently nearby, providing rail links to Exeter and beyond. A regular bus service operates along Dartmouth Road, giving straightforward access to all Torbay towns including Torquay and Brixham.

Combining generous internal proportions, character features, parking facilities and a highly convenient location close to both the town centre and coastline, this appealing flat offers excellent potential in one of Paignton's well-connected residential areas. Offered for sale with

NO ONWARD CHAIN.

Leasehold & Important info: 199 year lease (created 1st Jan 1984)

Management Company are Crown Property Management

Maintenance charges per annum currently £1503.42p (This covers buildings insurance communal cleaning and communal electricity.

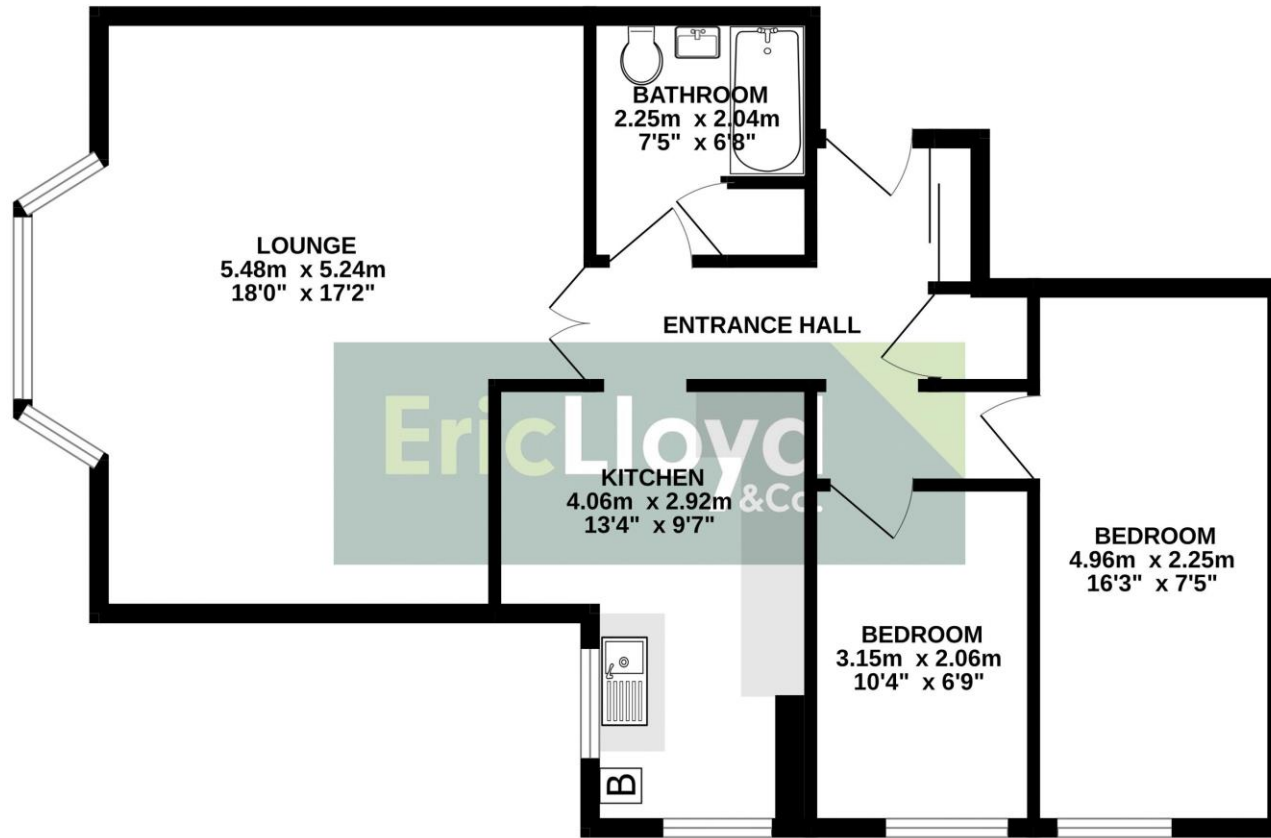
Grounds and garden maintenance.

Ground Rent payable £25 per annum

Pets are permitted Letting is permitted.



ENTRANCE FLOOR
64.9 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (698 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% /THREE 81% /VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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