



Connells

Yannons Road  
Paignton



## Property Description

Guide Price £160,000 - £170,000 This delightful two bedroom apartment situated in a desirable area of Paignton. Walking distance to local sop's, amenities and bus routes. Upon entrance you have a bright hallway that leads off to a beautiful double aspect lounge and diner. A modern fitted kitchen with built in appliances, two double bedrooms and modern bathroom. This is an amazing opportunity for first time buyers or Investment. Viewings are highly recommended to appreciate all this home has to offer.

## Accommodation

Secure entry system with stairs leading to the first floor and entrance door leading into

## Entrance Hallway

Two large deep storage cupboards, radiator, laminate flooring and doors leading to principle rooms,

## Bathroom

White suite comprising panel enclosed bath with electric shower above and mixer tap over, low level wc, pedestal wash hand basin with mixer tap over, shaving point, part tiled walls, extractor and radiator.

## Bedroom One

uPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

## Bedroom Two

uPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

## Lounge

uPVC double glazed window to the side aspect and uPVC french doors to the rear with Juliet balcony, tv, point, power points, double radiator, laminate flooring and archway leading through t

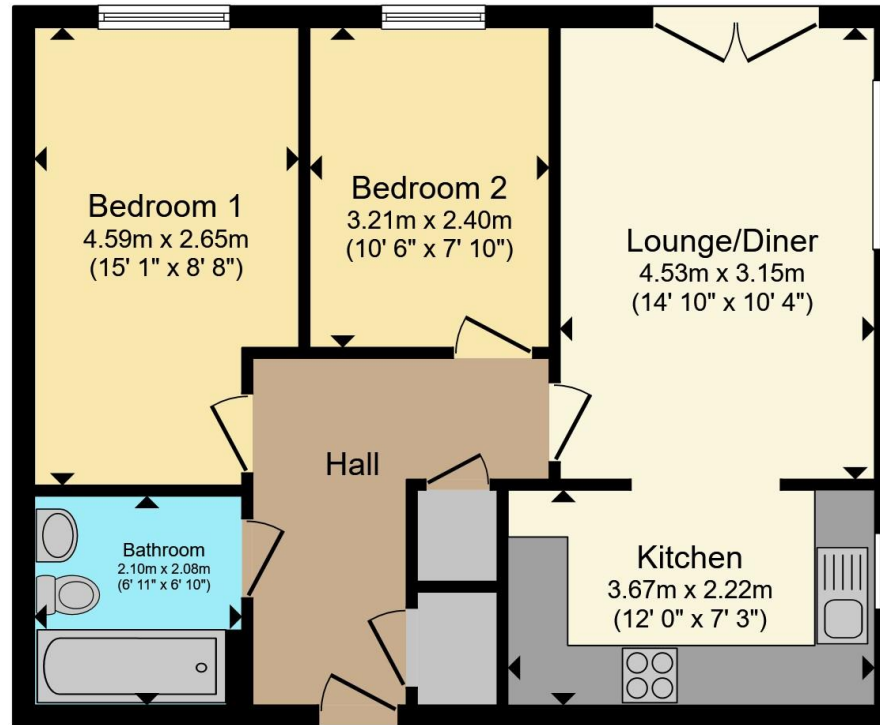
## Kitchen

uPVC double glazed window to the side aspect, matching wall, base and drawer units, rolled edge worksurfaces, built in electric oven, Samsung four ring induction hob and stainless steel extractor above, stainless steel splashback, plumbing for washing machine, space for fridge freezer, power points, single stainless steel sink unit with drainer and mixer tap over and laminate flooring.









Total floor area 57.1 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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51 Hyde Road  
PAIGNTON TQ4 5BP

EPC Rating:  
Awaited

Council Tax  
Band: B

Service Charge:  
1849.98

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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