



GUIDE PRICE OF £170,000 - £180,000

Central Avenue,
Paignton, TQ3 2SS

A substantially sized two bedroom flat located within a quiet cul-de-sac just a stones throw from Paignton town. The property comprises of a private entranceway, a large living room, a spacious kitchen, two double bedrooms, a shower room with separate cloakroom, gardens and off road parking. The property is ideally situated within easy and level reach of Paignton town, an array of shops, schools, Paignton bus and train station, parks and Paignton beach. The property is being offered with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a private entrance hall featuring overhead lighting, a built in storage cupboard and a secondary door leading to a staircase that leads to the main accommodation.

LANDING A generously sized landing with doors to all adjoining rooms. This bright and versatile space offers ample room for additional storage or could be easily adapted as a home office or cozy reading nook.

LIVING ROOM A spacious and elegant living room boasting impressively high ceilings, a charming feature fireplace, decorative coving and ceiling rose. A large uPVC double glazed bay window floods the room with natural light, and a gas central heating radiator.

KITCHEN/BREAKFAST ROOM This well proportioned kitchen/breakfast room is fitted with a range of wall, base and drawer units with roll edged work surfaces. It includes a 1 1/2 bowl stainless steel sink with drainer, an electric cooker, and space and plumbing for a washing machine and fridge freezer. A wall mounted boiler, uPVC double glazed window, gas central heating radiator and space for a 4 seater breakfast table.

BEDROOM ONE A substantial master bedroom located at the front of the property, featuring high ceilings, an elegant ceiling rose, a uPVC double glazed window overlooking the front garden and a gas central heating radiator.

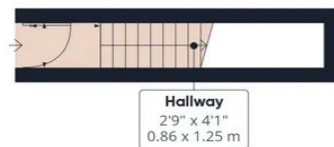
BEDROOM TWO Another spacious double bedroom, also positioned to the front of the property, enjoying garden views through a uPVC double glazed window, ceiling rose and a gas central heated radiator.

CLOAKROOM A practical cloakroom comprising a low level flush WC, tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

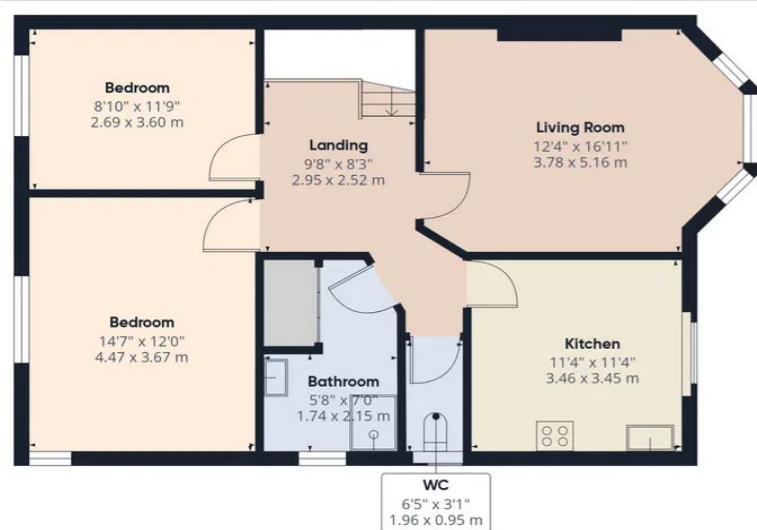
SHOWER ROOM A generously sized shower room featuring a pedestal wash hand basin, a walk in double shower with tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE The front of the property boasts a sunny garden with a paved patio area perfect for alfresco dining, surrounded by a well maintained lawn and a selection of mature shrubs and plants.

PARKING Private off road parking is available for two vehicles in tandem.



Floor 0



Address 'Central Avenue, Paignton, TQ3 2SS'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '69 | C'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Tq4 5by