



Guide Price £120,000 - £130,000

Occombe Valley Road, Paignton, TQ3  
1QX

A one bedroom first floor flat, situated in a highly popular location, within level walk of Preston shopping centre. The property has been maintained to a high standard with modern kitchen and shower room. Good decor throughout. Outside is a small side garden and the second half of the rear garden. Allocated parking to the left hand side of the large parking bay. No forward chain.



**ENTRANCE** Front door with stairs to lading. uPVC double glazed window. Slimline storage radiator.

**LOUNGE/DINING ROOM** This is a large room with double glazed windows to the front bay aspect with an outlook across the woods and out to a distance sea view. There is a smooth set ceiling with a ceiling light point and ample power points.

**BEDROOM** A good sized double bedroom with a double glazed window out to the rear garden aspect. Door to airing / storage cupboard. Power points.

**KITCHEN** A modern kitchen with wall and base units with roll edge work surfaces to both sides. Inset single bowl sink drainer unit with a mixer tap over. Space for cooker. Space for a washing machine, space for a fridge/freezer. Natural light from the front aspect double glazed window.

**SHOWER ROOM** A contemporary shower room with natural light from two opaque double glazed windows to the rear aspect. The suite comprises of a walk in shower cubicle with wall mounted shower system and tiled splash back wall areas. Wash hand basin set to vanity storage unit. Low level W.C with a push button flush. Tiled wall areas.



**GARDEN** Private patio side garden and second half of the rear garden

**PARKING** There is a designated off road parking space to the left hand side of the driveway area.

**LOFT** As the property is first floor it benefits from the loft which is ideal for storage and maintenance.

Address 'Ocombe Valley Road, Paignton, TQ3 1QX'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '65|D'

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