



GUIDE PRICE £155,000 - £170,000

Compton House,
Trelissick Road,
Paignton, TQ3 3G

A well presented two bedroom flat, located at the end of a quiet cul-de-sac on the popular Heritage Park development. The property comprises of a welcoming inner hallway, a spacious lounge/diner, a sizeable fitted kitchen, two double bedrooms with the the master being en-suite, a further family bathroom, garage, off road parking and communal gardens. The property is ideally situated within easy reach of schools, supermarkets, the ring road, bus links and more.



ENTRANCE A fire safety front door opens into a wide and welcoming entrance hallway providing access to all principal rooms. The space benefits from two deep fitted storage cupboards, overhead lighting, a gas central heating radiator, and an intercom entry system.

LOUNGE / DINING ROOM A beautifully bright and generously proportioned lounge/dining area, ideal for both relaxing and entertaining. uPVC double glazed windows and sliding patio doors open onto a Juliet balcony, perfectly framing picturesque countryside views. The room also features television and internet points, along with two gas central heating radiators.



KITCHEN A well appointed kitchen fitted with a range of wall, base, and drawer units complemented by roll edged work surfaces. Features include a 1.5 bowl composite sink with drainer, an electric oven with integrated grill, and a four ring gas hob with extractor hood above. There is space and plumbing for a washing machine and fridge freezer. Additional benefits include a tiled splashback, a cupboard housing the combination boiler, a uPVC double glazed window and a gas central heating radiator.

PRINCIPAL BEDROOM A spacious and comfortable main bedroom overlooking the rear communal gardens, offering ample space for furnishings. The room includes a uPVC double glazed window, a gas central heating radiator and direct access to the en-suite.

EN-SUITE Fitted with a three-piece suite comprising a low level WC, pedestal wash hand basin, and enclosed shower unit. The room is finished with partially tiled walls, a uPVC obscure double glazed window, shaver point, extractor fan, and a gas central heating radiator.

BEDROOM TWO A second generously sized double bedroom, also overlooking the well maintained communal gardens. Features include a uPVC double glazed window and a gas central heating radiator.



BATHROOM The main bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with shower over. Additional features include an extractor fan, uPVC obscure double glazed window, and a gas central heating radiator.

OUTSIDE

GARAGE A double length garage fitted with a metal up and over door and overhead lighting, providing excellent storage or parking space.

PARKING Off road parking is available to the front, leading directly to the garage.

COMMUNAL GARDENS Communal gardens wrap around the property for all residents to enjoy.

Address 'Compton House, Trellissick Road, Paignton, TQ3 3G'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'TBC'

Taylor's Estate Agents
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