

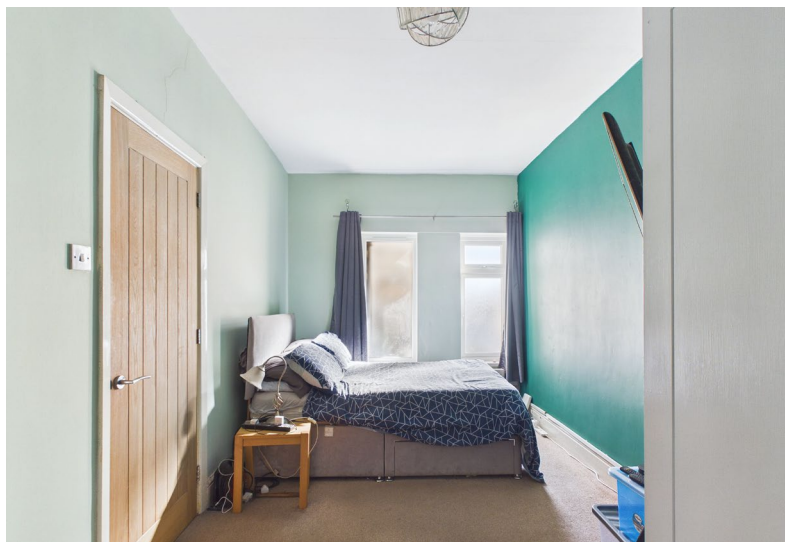


Taylor's
sales & lettings

Guide Price £170,000 - £185,000

Torquay Road,
Paignton, TQ3 2AH

A well presented two bedroom ground floor flat located within the desirable lower Preston area of Paignton. The property itself comprises of a welcoming entrance hallway, a contemporary kitchen/breakfast room, a living room, two double bedrooms with the master being en-suite, a further modern shower room, parking to the rear and small seating area also. The property itself is perfectly situated within easy reach of local shops, doctors and pharmacies, Oldway mansions and school, Paignton town and much more. The flat is being offered for sale with no onward chain!



ENTRANCE A UPVC double glazed front door opens into a welcoming entrance area, offering ample space for shoe and coat storage, together with overhead lighting and a gas central heating radiator. An archway leads through to the main hallway.

HALLWAY The hallway features attractive oak cottage style doors leading to the adjoining rooms, complemented by overhead lighting.

KITCHEN/BREAKFAST ROOM A modern and well appointed kitchen/breakfast room fitted with a comprehensive range of wall, base and drawer units, complemented by square edged work surfaces incorporating a stainless steel sink. Integrated appliances include an electric double oven with grill, induction hob with extractor hood above, eye level microwave and slimline dishwasher. There is also space and plumbing for a washing machine, together with space for a freestanding fridge freezer. A fitted storage cupboard houses the gas central heating boiler, while a breakfast bar provides a useful space for informal dining. A UPVC double glazed window and door provide natural light, with the door opening out to the parking area.

LIVING ROOM A spacious living room positioned to the front aspect of the property, offering generous proportions and ample space for a range of lounge furnishings. Further features include a useful fitted storage cupboard, UPVC double glazed window and gas central heating radiator.

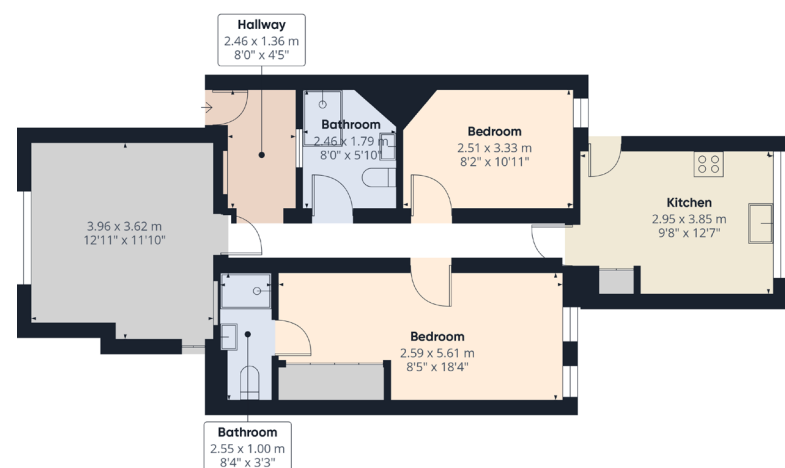
BEDROOM ONE A generously proportioned principal bedroom, with the added benefit of deep built in wardrobes incorporating shelving and hanging rails. The room also features UPVC double glazed windows and a gas central heating radiator, with a door leading through to the en-suite shower room.

EN-SUITE SHOWER ROOM A modern en-suite comprising a low level WC, pedestal wash hand basin and walk in double shower. The room is finished with complementary Aqua Panel wall coverings and benefits from an extractor fan.

BEDROOM TWO A second generously sized double bedroom featuring a UPVC double glazed window and gas central heating radiator.

SHOWER ROOM A modern shower room fitted with a low level WC and vanity wash hand basin with useful storage beneath, complemented by an adjoining work surface. A separate corner shower enclosure, useful storage cupboard, Aqua Panel wall coverings, extractor fan and chrome heated towel rail.

OUTSIDE To the rear of the property, there is allocated parking for one vehicle, together with an additional artificial lawned area offering potential for outdoor seating, ideal for enjoying alfresco dining. A rotary washing line also provides a practical addition to the outside space.



Address 'Torquay Road, Paignton, TQ3 2AH'

Tenure 'A'

Council Tax Band 'Leasehold'

EPC Rating '71 | C'