



Guide Price Of £130,000 - £140,000

Elmsleigh Road,
Paignton, TQ4 5AB

A beautifully presented and modern top floor flat located within a private and exclusive over 55's development just outside of Paignton town. The property offers a welcoming entrance hallway, a sun soaked open plan living room into a contemporary kitchen, a spacious master bedroom and a luxurious family shower room. The flat also benefits from its own private balcony and a further communal sun terrace ideal to enjoy and follow the sun throughout the day. The flat is situated in a convenient spot and is just moments from Paignton beach and harbour, Paignton town, local shops, Paignton bus and train station, doctors and pharmacies as well as much more.



ENTRANCE A wooden fire safety door opening into a welcoming inner hallway with doors leading to the adjoining rooms, two fitted storage cupboards, intercom system and overhead pendant lighting.

LOUNGE - 3.56m x 3.32m (11'8" x 10'10") A beautifully bright and sizeable living room that opens into the modern kitchen perfect for hosting and with space for a range of furniture. Tv and internet points, a gas central heated radiator and uPVC double glazed French doors open out onto a Juliet balcony.

KITCHEN- 2.75m x 2.17m (9'0" x 7'1") A modern fitted kitchen boasting a range of overhead, base and drawer units with square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a range of integrated appliances such as an electric single oven with grill integrated, a four ring gas hob with extractor hood above and an integrated fridge freezer. Complimentary tile backlash, a wall mounted combination boiler, a uPVC double glazed window and space for a breakfast table.

BEDROOM - 3.72m x 2.85m (12'2" x 9'4") A wonderfully spacious and light filled master bedroom with two wardrobes. Overhead lighting, a uPVC double glazed window and a gas central heated radiator.



SHOWER ROOM A contemporary shower room comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in double shower unit. Complimentary modern tiling, a mirror fronted medicine cabinet, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE Within this private development is communal outside space with a sun soaked communal sun terrace just adjacent to the flat perfect for enjoying some fresh air and taking in the open outlook. Whilst considered communal this is only used by Flat 11.

PARKING Allocated parking for a vehicle as well as visitors parking.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: 124 years remaining (2024).



Address 'Elmsleigh Road, Paignton, TQ4 5AB'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '74 | C'

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