



Asking Price Of £135,000

Ramshill Road,  
Paignton, TQ3 3PP

A beautifully presented two bedroom ground floor flat located just a short walk from an array of amenities such as local shops, doctors and pharmacies, bus links, the ring road, schools and more. The property comprises of a welcoming entrance hallway, a modern kitchen, a spacious lounge/diner, two double bedrooms, a contemporary family bathroom, a separate cloakroom, allocated parking and its own outside decked area.



**ENTRANCE HALLWAY** A uPVC double glazed front door opens into a spacious and welcoming entrance hallway, providing access to the adjoining accommodation. The hallway benefits from three fitted storage cupboards, ceiling lighting, and a gas central heating radiator.

**KITCHEN** The modern fitted kitchen features a comprehensive range of wall, base, and drawer units complemented by attractive oak effect work surfaces. Integrated appliances include a stainless steel sink with drainer, an electric oven and grill, and a four ring electric hob with extractor hood over. There is also space and plumbing for a washing machine, tumble dryer, and fridge freezer. Further benefits include an Ideal combination boiler and a uPVC double glazed window providing natural light.

**LIVING/DINING ROOM** A bright and spacious living/dining room offering ample space for a variety of seating and dining arrangements. The room benefits from TV and internet connection points, a large uPVC double glazed window, and a gas central heating radiator.

**CLOAKROOM** A practical cloakroom comprising a low level WC and pedestal wash hand basin. Additional features include a uPVC obscure double glazed window and a heated towel rail.

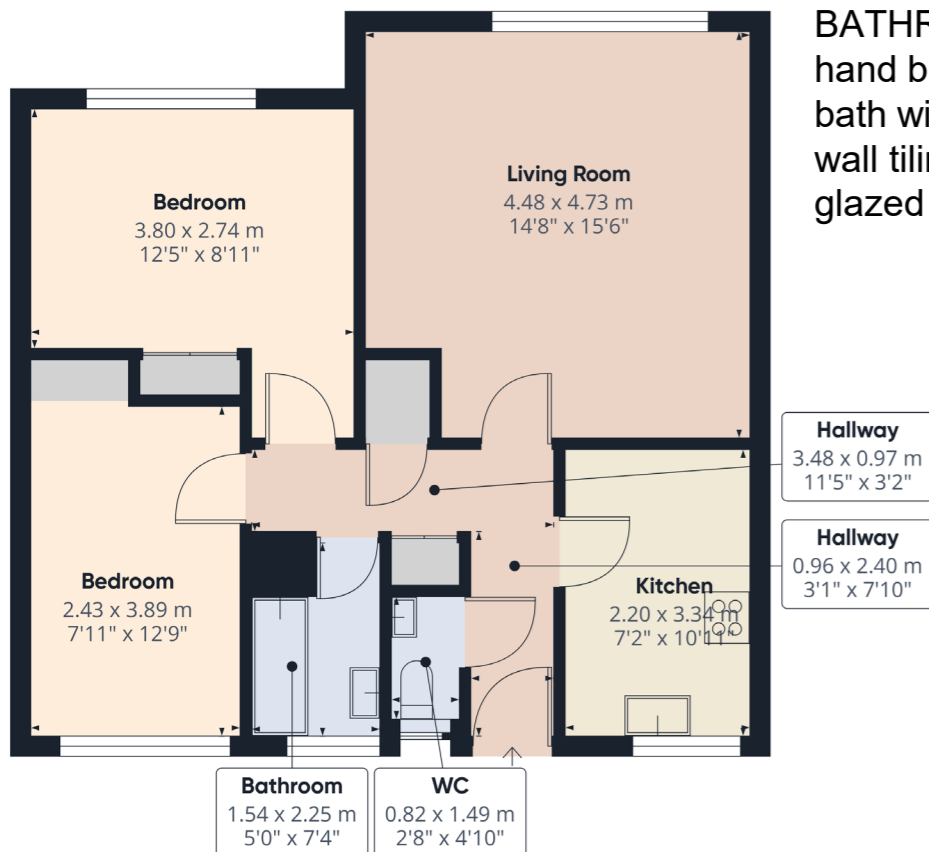
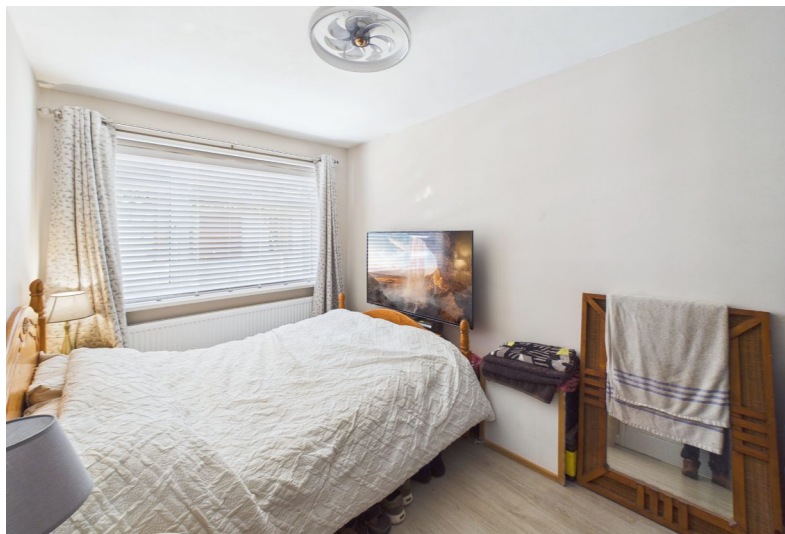
**BATHROOM** A stylish family bathroom fitted with a vanity wash hand basin incorporating storage beneath and a panel enclosed bath with shower attachment over. Finished with complementary wall tiling, the room also benefits from a uPVC obscure double glazed window and a heated towel rail.

**BEDROOM ONE** A generously proportioned principal bedroom positioned to the front of the property. Features include built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM TWO** A well sized double bedroom featuring a uPVC double glazed window and a gas central heating radiator.

**OUTSIDE** Steps lead to the entrance, where a substantial decked terrace provides an excellent space for alfresco dining, creating an attractive transition into the home.

**PARKING** To the front of the property is an allocated parking space for one vehicle.



Address 'Ramshill Road, Paignton, TQ3 3PP'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '23 | F'

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