



Polsham Park | Paignton | TQ3 2AD

Guide Price Of £75,000 - £90,000

A one bedroom second floor flat located within a quiet cul-de-sac just a stones throw from an array of amenities. The property comprises of a communal hallway leading up to the flat, a private welcoming entrance hallway, a spacious living room/diner, a large bedroom, a shower room, off road parking and communal gardens. The property is ideally situated just moments from Victoria park, Paignton town, an array of shops, Paignton bus and train station, Paignton beach and much more.

- QUIET CUL-DE-SAC
- STONES THROW FROM VICTORIA PARK AND PAIGNTON TOWN
- OFF ROAD PARKING
- COMMUNAL GARDENS

ENTRANCE A wooden fire safety front door opening into a welcoming inner hallway with doors leading through to the adjoining rooms, intercom system and overhead lighting.

LIVING ROOM/DINER - 5.82m x 3.12m (19'1" x 10'2") A wonderfully bright and spacious living room/diner with space for ample furniture. Tv and internet points, uPVC double glazed window and further Velux windows allowing an abundance of light to beam through. Night store heater and an archway leading into:-

KITCHEN - 2m x 1.65m (6'6" x 5'4") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge and a Velux window.



BEDROOM - 4.23m x 2.96m (13'10" x 9'8") A large master bedroom overlooking the picturesque gardens. Space for a vast amount of furniture, eaves storage, uPVC double glazed window and a night store heated radiator.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a wall wash hand basin and a walk in shower unit. Tiled walls and extractor fan.

OUTSIDE

PARKING Allocated parking for a vehicle.

GARDEN Communal gardens predominantly laid to lawn with a sizeable patio area and a variety of mature shrubs and plants.

MATERIAL INFORMATION Tenure: Leasehold, however it does own part of the freehold. Length Of Lease: 151 years remaining. Service Charge: £720.00 per year.

Address 'Polsham Park, Paignton, TQ3 2AD'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '46 | E'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.