Taylors
sales & lettings

Guide Price £220,000 - £230,000

Fortescue Road,
Paignton, TQ3 2BZ

A well presented two bedroom ground floor flat located within a quiet cul-de-sac in the sought after location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a bright and spacious lounge/diner, a kitchen, two double bedrooms, a shower room, sunny and low maintenance rear courtyard garden, off road parking and garage. The flat is perfectly situated within easy reach of Preston sands beach, local shops, cafes, doctors and pharmacies, bus links and more. The property is being sold with no onward chain!

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01803 663561

ENTRANCE A uPVC double glazed front door opens into a welcoming entrance hallway with doors leading to the adjoining rooms, two useful fitted storage cupboards, and overhead lighting.

LOUNGE/DINER A spacious and light filled lounge/diner offering ample space for a variety of furnishings. The room features a decorative fireplace, TV and internet points, and a uPVC double glazed window overlooking the rear garden. A uPVC double glazed door provides direct access to the garden, and a gas central heating radiator.

KITCHEN A fitted kitchen comprising a range of matching wall, base and drawer units with roll edged work surfaces over. Featuring a stainless steel sink and drainer unit, an eye level electric double oven with grill, a four ring gas hob with extractor hood above, and integrated under counter fridge and freezer. There is space and plumbing for a dishwasher, along with a cupboard housing the Ideal combination boiler. Dual aspect uPVC double glazed windows to the front and side provide an abundance of natural light, whilst a uPVC double glazed door offers convenient side access. Finished with a gas central heating radiator.

BEDROOM ONE A spacious master bedroom situated to the front of the property, benefiting from built in mirrored wardrobes, a large uPVC double glazed bay window, and a gas central heating radiator.

BEDROOM TWO A further generously proportioned double bedroom overlooking the sunny rear garden, complete with a wardrobe incorporating hanging rail and shelving, a uPVC double glazed window, and a gas central heating radiator.

SHOWER ROOM A three piece suite comprising a low level WC, vanity wash hand basin with fitted storage beneath, and a walk in double shower. Finished with complementary Aqua panelling and part tiled walls, an extractor fan, an obscure uPVC double glazed window, and a gas central heating radiator.

OUTSIDE

REAR GARDEN The property enjoys an attractive and private outdoor space, featuring a fenced courtyard with a decking area and pergola, creating the perfect setting for alfresco dining and entertaining. A concrete pathway extends along the side of the property, providing access to a useful utility store with space and plumbing for a stacked washing machine and tumble dryer, as well as access to the garage.

FRONT To the front of the property is off road parking leading to the entrance, together with a low maintenance pebble stone garden which also offers potential for additional parking if required.

GARAGE A metal up and over door opens into a spacious garage, providing excellent storage space.

Address ‘Fortescue Road, Paignton, TQ3 2BZ’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’58 | D’

Taylors Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ