

Asking Price Of £130,000

Orient Road, Preston,  
Paignton, TQ3 2PB

A well-positioned first floor flat located in the highly sought-after area of level Preston. Ideal for first-time buyers, this property offers a practical layout with the added benefit of sea views. Conveniently situated close to local amenities including shops and a doctor's surgery, the property combines accessibility with a desirable coastal setting.



**BEDROOM ONE** A great sized double bedroom featuring UPVC double glazed bay windows, electric radiator and high ceilings, creating a bright and spacious feel.

**BATHROOM** A tiled bathroom fitted with WC and vanity wash hand basin. Also benefits from a frosted UPVC double glazed window.

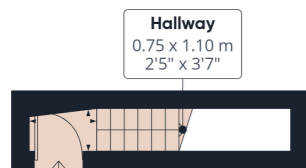
**KITCHEN** A bright and practical kitchen offering space for a fridge freezer and washing machine, along with an electric oven and extractor. Includes a UPVC double glazed window.

**LOUNGE** A good sized lounge with electric radiator and UPVC double glazed window. The room is bright and benefits from sea views.

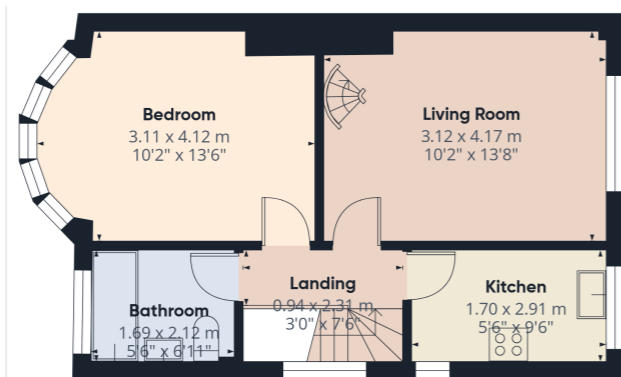
**LOFT ROOM** A versatile multi-purpose room with sea views, suitable for a range of uses such as storage, office or hobby space.

**OUTSIDE**

**COURTYARD GARDEN** A rear courtyard garden providing an outdoor space along with an outside shed for storage.



Floor 0

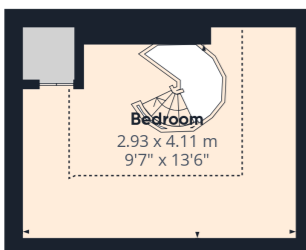


Floor 1

Approximate total area<sup>①</sup>  
50.9 m<sup>2</sup>  
549 ft<sup>2</sup>  
  
Reduced headroom  
8 m<sup>2</sup>  
86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft



Address 'Orient Road, Preston, Paignton, TQ3 2PB'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '42 |X E'

Taylor's Estate Agents  
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