



Stearfield Road | Paignton | TQ3 2BG

Guide Price Of £120,000 - £130,000

A well presented one bedroom ground floor flat located just a stones throw from Paignton sea front. The property comprises of a large and light filled lounge/diner, a sizeable kitchen, a spacious double bedroom, a modern shower room, communal gardens, communal parking, a laundry room and communal lounge. This property is pet friendly and is ideally positioned within easy reach of Paignton beach, Paignton town, bus and train links, restaurants and much more.

- GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED THROUGH OUT
- SEAFRONT LOCATION
- MODERN SHOWER ROOM
- COMMUNAL GARDENS

A uPVC double glazed front door opening into:-

LOUNGE - 19' 4" x 14' 9" (5.9m x 4.5m) A beautifully bright and spacious lounge/diner offering space for ample furniture. TV and internet points, uPVC double glazed windows overlooking the picturesque communal gardens and an electric radiator.

KITCHEN - 11' 9" x 5' 10" (3.6m x 1.8m) A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, an electric single oven with grill integrated and a four ring hob with extractor hood above. Space for a fridge/freezer and further under counter appliance, complimentary tile backsplash, uPVC double glazed windows and an electric radiator.

BEDROOM - 11' 5" x 8' 2" (3.5m x 2.5m) A wonderfully large double bedroom boasting an abundance of space. Built in wardrobes, uPVC double glazed windows and an electric radiator.

Address 'Stearfield Road, Paignton, TQ3 2BG'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '68 | D'

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SHOWER ROOM A contemporary shower room comprising three piece suite of a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in triple shower unit. Panelling to the walls, extractor fan and towel rail.

OUTSIDE Communal gardens wrap around the property predominantly laid to lawn with a variety of mature shrubs and plants with further patio areas ideal for outdoor dining.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: 159 years remaining. Service Charge: £2,520.00 per year.

AGENTS NOTE Communal parking on a first come first serve basis. Communal facilities. House manager. Laundry room which has multiple washing machines and tumble dryers, three of each. Day room with small kitchen facilities.



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.