







Taylors
sales & lettings

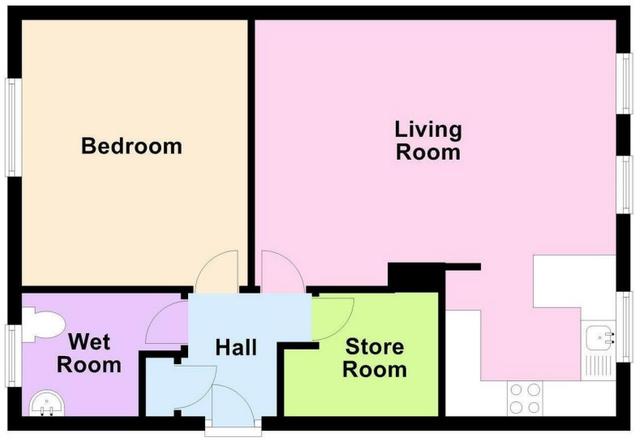
Guide Price £100,000 - £110,000

Dukes Close,
Paignton, TQ3 3YW

A beautifully presented one bedroom first floor apartment situated within a purpose-built development on the outskirts of Paignton town centre. Offered to the market with no onward chain, this fantastic property benefits from spacious and well-maintained accommodation throughout, including a generously proportioned open-plan lounge with modern fitted kitchen, excellent-sized double bedroom, wet room and separate utility/storage room. The apartment further benefits from gas central heating, uPVC double glazing, secure communal entry and access to communal parking and gardens. Conveniently positioned within easy reach of Paignton town centre, local shops, transport connections and everyday amenities, this wonderful property presents an excellent opportunity for first-time buyers, those looking to downsize or purchasers seeking a low-maintenance home.







COMMUNAL ENTRANCE A secure communal entrance with an intercom entry system provides access into the building. Stairs rise to the first floor, where the apartment is situated.

ENTRANCE HALLWAY A welcoming entrance hallway providing access to the principal rooms. The hallway benefits from a particularly useful storage cupboard, ideal for household items, alongside a wall-mounted intercom handset connected to the communal entrance system.

LOUNGE / DINER A fantastic-sized principal reception room offering excellent proportions and plenty of space for a comfortable sofa suite, dining table and additional living room furniture. Two large uPVC double glazed windows overlook the front of the development, allowing an abundance of natural light into the room and creating a wonderfully bright and inviting living space. The room benefits from two radiators with thermostatic controls and attractive ceiling coving, whilst the open-plan arrangement provides a natural connection through to the modern fitted kitchen, making this an excellent space for everyday living and entertaining.

KITCHEN A beautifully presented modern fitted kitchen offering an excellent range of contemporary wall and base units complemented by contrasting work surfaces and splashbacks. The kitchen comes equipped with a fitted electric oven, hob with stainless steel splashback, extractor hood and stainless steel sink with mixer tap, alongside space for a fridge/freezer. A wall-mounted combination boiler provides the property's central heating and hot water. A uPVC double glazed window overlooks the front of the building, allowing plenty of natural light into the kitchen, whilst the open-plan layout creates a practical and sociable connection with the adjoining lounge/diner.

BEDROOM ONE A generously proportioned double bedroom offering ample space for a large double bed, wardrobes and additional bedroom furniture. A uPVC double glazed window overlooks the rear of the development, allowing plenty of natural light into the room and creating a bright and comfortable bedroom. Further benefits include a radiator with thermostatic control.

WET ROOM A practical and well-maintained wet room comprising a walk-in shower area with fitted shower and curtain rail, WC and wall-mounted wash hand basin. The room benefits from partially tiled walls, a radiator with thermostatic control and an obscured uPVC double glazed window providing natural light and privacy.

UTILITY / STORAGE ROOM A particularly useful additional room providing excellent practical storage space alongside plumbing and room for a washing machine. The room also houses the property's gas meter and electrical consumer unit, with a recessed area offering further opportunities for shelving and household storage.

OUTSIDE

COMMUNAL GARDENS To the rear of the development is a communal lawned garden providing a pleasant outdoor space for residents. The garden also benefits from communal washing lines.

COMMUNAL PARKING The development benefits from communal parking facilities available to residents on a first-come, first-served basis, providing convenient parking close to the building.

LOCATION The property is conveniently situated on the outskirts of Paignton town centre, providing easy access to a wide range of local amenities. Paignton offers an excellent selection of shops, supermarkets, cafés, restaurants and everyday services, alongside bus and railway connections throughout Torbay and beyond. The town's popular seafront, beaches and surrounding coastal attractions are also within easy reach, making this an appealing location for those seeking convenient and low-maintenance living.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Length: 125 years from 1989, with approximately 87 years remaining as of November 2026.

Ground Rent: £10 per annum (subject to confirmation).

Service Charge: £165.79 per calendar month (approximately £1,989.48 per annum).

Managing Organisation: Sanctuary Housing.

Services: Mains services are connected.

Chain: No onward chain.

Address ‘Dukes Close, Paignton, TQ3 3YW’

Tenure ‘Leasehold’

Council Tax Band ‘A’

EPC Rating ’77 | C’