



Asking Price Of £169,950

Palace Avenue,  
Paignton, TQ3 3EN

A well presented and spacious two bedroom maisonette just tucked away from Paignton town. The property comprises of a welcoming and wide inner hallway, a large living room, a spacious kitchen, two double bedrooms, a family bathroom, a further cloakroom and allocated parking. The home is perfectly situated within easy reach of local shops, cafes and restaurants, doctors and pharmacies, bus and train links, as well as much more. The property is being sold with no onward chain!



**ENTRANCE HALL** A wonderfully spacious and inviting entrance hall, setting the tone for the rest of the home. Doors lead to the principal ground floor rooms, while stairs rise to the first floor. The space features elegant herringbone flooring, a gas central heating radiator, and ample room for coat and shoe storage. A useful utility cupboard houses the boiler and provides space and plumbing for a washing machine.

**KITCHEN** A generously proportioned kitchen fitted with a range of wall, base and drawer units, complemented by roll edged work surfaces. The room includes a sink and drainer unit, along with a gas cooker and hob. There is space for a fridge freezer, as well as room for a breakfast table and sideboard, creating a practical and sociable environment. A window provides natural light, and a gas central heating radiator.

**LIVING ROOM** A beautifully bright and spacious living room, offering an abundance of space for furnishings. The room is enhanced by a charming cast iron feature fireplace and two large sash windows that enjoy delightful views overlooking the park and theatre. Finished with stylish herringbone flooring, a TV point, and a gas central heating radiator, this is a superb space for both relaxing and entertaining.

**BATHROOM** Fitted with a three piece suite comprising a low level WC, a pedestal wash hand basin, and a bath with shower over. Window and a chrome heated towel rail.



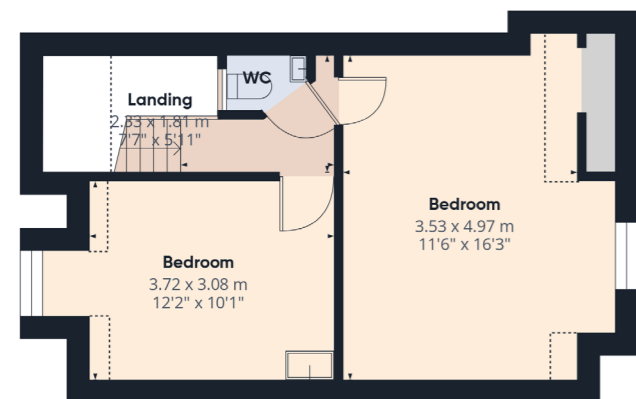
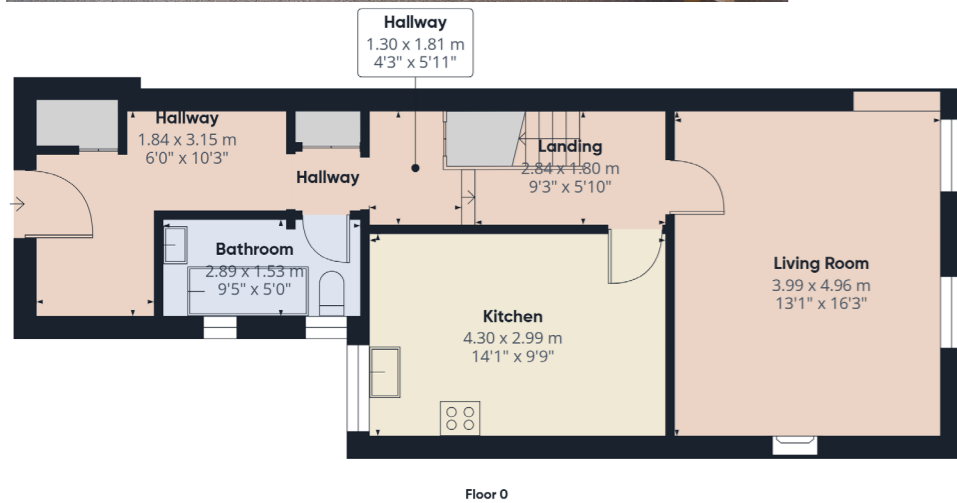
## FIRST FLOOR

**BEDROOM ONE** An impressive and generously sized principal bedroom positioned to the front of the property. A striking arched window provides attractive views over the park and theatre and allows for an abundance of natural light. The room also benefits from useful eaves storage and a gas central heating radiator.

**BEDROOM TWO** A second well proportioned double bedroom, offering ample space. The room features a sash window and a gas central heating radiator.

**CLOAKROOM** A convenient addition located on the same level as the bedrooms, comprising a low level WC and a wall mounted wash hand basin.

**OUTSIDE** The property benefits from allocated parking for one vehicle.



Address 'Palace Avenue, Paignton, TQ3 3EN'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '41 | E'

Taylor's Estate Agents  
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