



Guide Price £100,000 - £110,000

Preston Down Road,
Paignton, TQ3 2RW

A well-presented one bedroom ground floor flat ideally positioned within a popular area of Paignton, within easy reach of the seafront, town centre and a wide range of everyday amenities. Offered to the market with no onward chain, the property provides a fantastic opportunity for first-time buyers, investors or those looking to downsize. The accommodation comprises a fantastic-sized lounge, fitted kitchen, generous double bedroom and bathroom, whilst outside is the added benefit of an allocated parking space. The property also benefits from a long lease together with a 1/7 share of the freehold.



COMMUNAL ENTRANCE A communal entrance provides access into the building and through to the property's ground floor accommodation.

ENTRANCE HALLWAY A welcoming entrance hallway providing access to the principal rooms within the flat.

LOUNGE A fantastic-sized reception room offering plenty of space for a comfortable sofa suite alongside additional living room furniture. Large windows allow an abundance of natural light into the room, creating a bright and inviting principal living space.



KITCHEN A practical galley-style kitchen offering a range of fitted cupboard and worktop space. The kitchen comes equipped with a built-in electric oven and hob alongside further space for appliances.

BEDROOM A generously proportioned double bedroom with ample space for a large double bed, wardrobes and additional bedroom furniture.

BATHROOM A well-proportioned bathroom comprising a three-piece suite and conveniently positioned to serve the accommodation.

OUTSIDE

ALLOCATED PARKING The property benefits from its own allocated off-road parking space.

LOCATION The property is conveniently positioned for a fantastic range of local amenities, with Paignton seafront, beach and promenade all within easy reach. Paignton town centre provides a wide selection of shops, cafés and everyday services, alongside excellent bus and railway connections throughout Torbay and further afield. The location also provides convenient access towards both Preston and Goodrington, making this an excellent base for enjoying the surrounding coastline.

LEASEHOLD INFORMATION We have been advised that the property benefits from a 999-year lease from 1991 together with a 1/7 share of the freehold. We have further been advised of the following:

Ground Rent: £0
Service Charge: Approximately £1,800 per annum (TBC)
Council Tax: Band A
Tenure: Leasehold with 1/7 share of freehold

Prospective purchasers should ask their legal representative to verify all leasehold information, service charges and associated terms prior to exchange of contracts.

Address 'Preston Down Road, Paignton, TQ3 2RW'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ