



Offers Over £135,000

Grosvenor Road,
Paignton, TQ4 5AZ

A well-presented 2-bedroom upper ground floor flat (6 steps from main entrance), located on a level approach to both Paignton town centre and sea front. The property is tastefully decorated and in ready-to-move-into condition. There is a pleasant outlook from the lounge and the well planned accommodation offers: lounge/diner, replaced kitchen, 2 bedrooms and shower room. It has the added comfort of double glazing and central heating. There are communal gardens within the complex and a generous car park to the rear where this flat has an allocated parking space. Early viewing recommended.



COMMUNAL ENTRANCE Access via security intercom. Steps to: -

ENTRANCE LOBBY Private front door to flat.

HALLWAY A spacious hallway with room for sideboard, desk or similar. Wood effect flooring. Radiator. Coat hanging space. Built-in store/airing cupboard housing lagged copper cylinder. Digital programmer for central heating and hot water. Intercom to front entrance.

LOUNGE/DINER 16' 4" x 11' 1" (5.0m x 3.4m) A lovely bright room with pleasant open outlook over Paignton. Two double glazed windows. TV point. Radiator. Door to: -

KITCHEN 11' 1" x 6' 6" (3.4m x 2.0m) Fitted with a recently replaced white units with 1.5 bowl single drainer stainless steel sink unit with work surfaces with cupboards and drawers under. Space for fridge freezer. Further work surfaces with cupboards under. Free-standing gas cooker. Additional work surfaces with cupboards below. Matching wall units. Part tiled walls. Radiator. Double glazed window. Worcester gas boiler for central heating and hot water.



BEDROOM ONE 12' 5" x 9' 10" (3.8m x 3.0m) A good double room with built-in mirror fronted wardrobes. Double glazed window with open outlook as lounge. Radiator. TV point.

BEDROOM TWO 11' 1" x 7' 10" (3.4m x 2.4m) A small double or generous single room with double glazed window and built-in mirror fronted wardrobe. Radiator.

SHOWER ROOM A modern white suite, comprising: glazed shower cubicle with electric shower, vanity unit with wash basin, close coupled WC with dual flush. Tiled walls. Chrome ladder radiator. Extractor fan.

OUTSIDE Communal garden laid to lawn with inset shrubs.

PARKING Allocated space and visitor parking.

AGENTS NOTE A new lease will be provided on completion.



Address 'Grosvenor Road, Paignton, TQ4 5AZ'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Taylor's Estate Agents
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