



Old Torquay Road | Preston | Paignton | TQ3 2QZ

Asking Price Of £210,000

A 2 bedroom ground floor flat on the level immediate to Preston shops and seafront beyond. This property comes with its own exclusive back garden and front entrance making it feel very much like a bungalow. The property has been recently completely renovated making it almost a brand new property completed to a very high standard. We strongly recommend internal viewing. The accommodation comprises:-

- GROUND FLOOR FLAT
- PRIVATE EXCLUSIVE GARDEN
- LEVEL
- IMMEDIATE TO SHOPS
- LUXURY KITCHEN AND BATHROOM
- SEPARATE EN-SUITE SHOWER ROOM



UPVC DOUBLE GLAZED FRONT DOOR TO:-

ENTRANCE PORCH Onto utility area with worktop, cupboard and appliance space. Gas combination boiler for central heating and domestic hot water.

KITCHEN/DINER 16' 2" x 12' 10" (4.93m x 3.91m)  
KITCHEN AREA Comprehensive range of recently newly installed Howdens luxury fitted high gloss white units with quartz worktops comprising 1 1/2 bowl sink with adjoining worktops with cupboards and pan drawers below. Inset ceramic hob with extractor over and adjoining work tops. Integrated dishwasher. Further range of wall and base units with integrated fridge and freezer. Eye level double oven and grill. UPVC double glazing. Spot lighting.  
DINING AREA Double central heating radiator. Continuation of wood effect flooring.

LOUNGE 12' 10" max x 11' 3" (3.91m x 3.43m)  
UPVC double glazed sash window. Central heating radiator.

INNER HALLWAY Spot lighting. Smoke detector. Natural wood doors leading to:-

BEDROOM ONE 13' 4" x 12' 3" (4.06m x 3.73m)  
Central heating radiator. UPVC double glazing. Door to:-



EN-SUITE Recently fitted luxury suite comprising double shower cubicle with sliding glass doors. Mains shower with rain head. Curved ceramic sink built into bathroom shelf and integrated WC and bathroom cupboards. Chrome heated towel rail. UPVC double glazing. Mostly tiled. Extractor fan. Shaver socket. Mirror with back lighting.

BEDROOM TWO 12' 2" x 9' 0" (3.71m x 2.74m) Central heating radiator. UPVC double glazing and UPVC double glazed door to private rear garden.

BATHROOM Quality recently installed suite comprising panelled bath with mixer taps and shower attachment. Vanity basin. Close coupled WC. Chrome heated towel rail. Half tiled and fully to bath area. Mirror with backlighting. Spot lighting. Extractor fan.

OUTSIDE Small front and side gardens exclusive to ground floor flat.

REAR GARDEN Level patio area onto further garden area with shrubs to side and side access again exclusive to the ground floor flat.

Address 'Old Torquay Road, Preston, Paignton, TQ3 2QZ'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '51 | E'

## Contact Details

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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.