



Asking Price Of £170,000

Preston Down Road,  
Preston, Paignton,  
TQ3 2RR

A two bedroom ground floor flats located in the desirable location of lower Preston, Paignton. The property comprises of a kitchen, lounge/diner, two double bedrooms, shower room, sunny courtyard garden and off road parking. The property is situated within easy reach of local shops, cafes, doctor and pharmacies, schools and more.



**KITCHEN** A uPVC double glazed front door opens into the fitted kitchen, which is equipped with a range of matching wall, base and drawer units complemented by roll edge work surfaces. The kitchen features a stainless steel sink with drainer, a freestanding gas cooker with a four ring gas hob and extractor hood above, space and plumbing for a washing machine and fridge freezer, tiled splashbacks, a uPVC double glazed window, and a Worcester boiler.



**LOUNGE/DINER** A beautifully bright and generously proportioned lounge/diner enjoys an attractive outlook over the well maintained front gardens. Offering ample space for both living and dining furniture, the room also benefits from a feature gas fireplace, a uPVC double glazed bay window, and a gas central heating radiator.

**BEDROOM ONE** A spacious principal bedroom featuring a uPVC double glazed window and a gas central heating radiator.

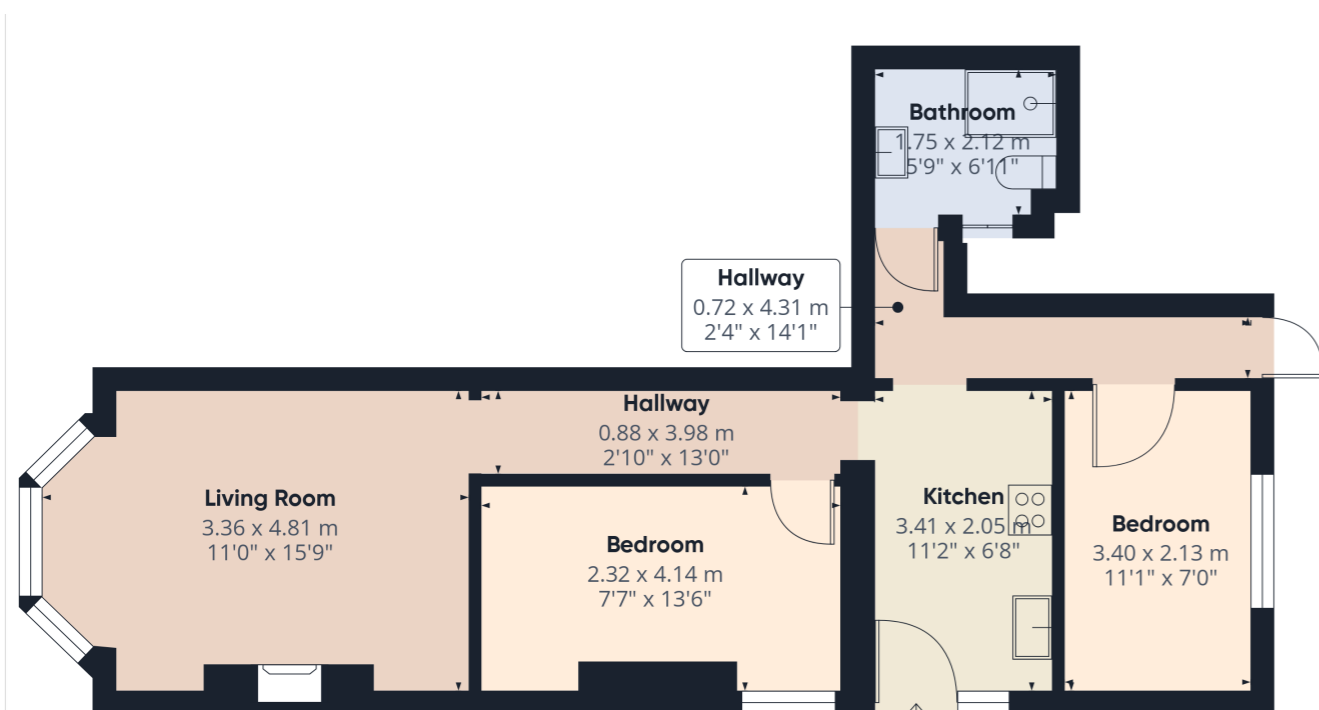
**BEDROOM TWO** A well proportioned second double bedroom overlooking the rear courtyard, complete with a uPVC double glazed window and a gas central heating radiator.

**SHOWER ROOM** A three piece shower room comprising a low level WC, a vanity wash hand basin with fitted storage beneath, a generous walk in double shower, part tiled walls, an extractor fan, a chrome heated towel rail and a useful deep storage cupboard.

## OUTSIDE

**COURTYARD** To the rear of the property is a private, west facing courtyard garden, laid to patio and providing the perfect space for alfresco dining, entertaining, or simply enjoying the afternoon and evening sunshine.

**PARKING** The property also benefits from an allocated parking space for one vehicle, conveniently located to the rear.



Address '**Preston Down Road, Preston, Paignton, TQ3 2RR**'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

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