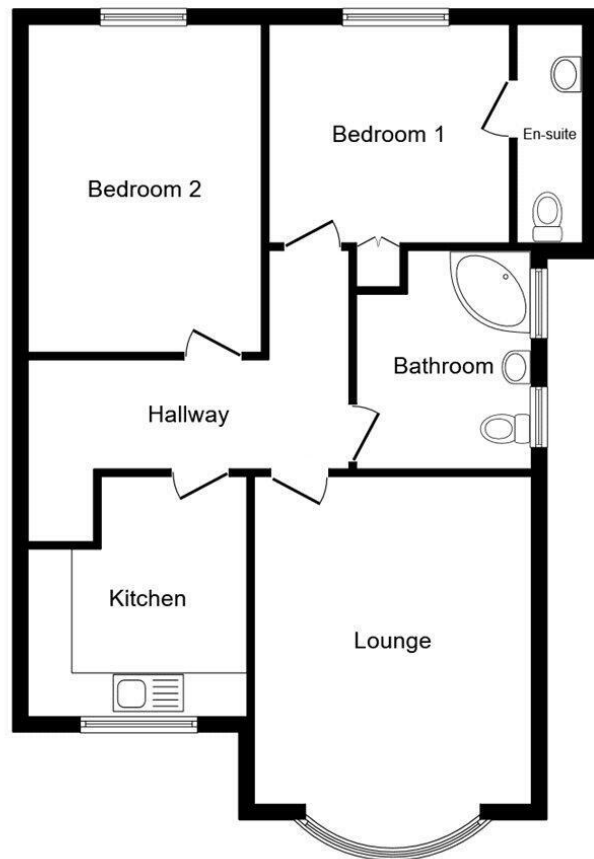




Guide Price £225,000 - £245,000

Manor Road, Paignton,
TQ3 2HZ

A well presented two bedroom first floor flat located within the desirable location of Preston, Paignton. The property comprises of a welcoming inner entryway that leads up to the main accommodation, a modern kitchen, a bright and spacious living room, two bedrooms with the master boasting an en-suite cloakroom, a contemporary family bathroom, off road parking and its own garden. The flat is ideally situated within easy reach of local shops, restaurants and cafes, doctors and pharmacies, bus links, Preston sands beach, Oldway mansions and more. The property is being sold with no onward chain!



Floor Plan

ENTRANCE HALL A uPVC double glazed front door opens into a welcoming entranceway with overhead lighting and with staircase rising to the first floor accommodation. From the first floor landing is doors leading to the adjoining rooms and a gas central heated radiator

KITCHEN The kitchen is fitted with a comprehensive range of wall, base and drawer units, complemented by square edged work surfaces. It features a stainless steel sink and drainer, electric single oven with integrated grill, electric hob with extractor hood above, and space and plumbing for both a washing machine and fridge. Additional features include tiled splashback and a uPVC double glazed window, allowing for plenty of natural light.

LIVING ROOM A bright and spacious living room positioned to the front of the property, offering ample space for furniture. The room is enhanced by a feature electric fireplace, a large uPVC double glazed bay window, and a gas central heating radiator.

BEDROOM ONE A generously proportioned principal bedroom overlooking the rear garden, benefitting from a built in wardrobe, uPVC double glazed window, and gas central heating radiator. A door leads to a convenient en-suite cloakroom, fitted with a low level WC and wash hand basin.

BEDROOM TWO A second well sized double bedroom enjoying views over the rear aspect, complete with a uPVC double glazed window and gas central heating radiator.

BATHROOM The modern bathroom is appointed with a stylish three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with shower attachment and protective glass screen. The room is further enhanced by tiled walls, a shaver point, and uPVC obscure double glazed windows.

OUTSIDE

REAR GARDEN The property enjoys a private rear garden, predominantly laid to lawn, with a paved patio area ideal for alfresco dining and outdoor entertaining.

PARKING To the front of the property there is the added benefit of off road parking for a vehicle.

Address 'Manor Road, Paignton, TQ3 2HZ'

Tenure 'Leasehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Taylor's Estate Agents
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