



Esplanade Road | Paignton | TQ4 6DZ

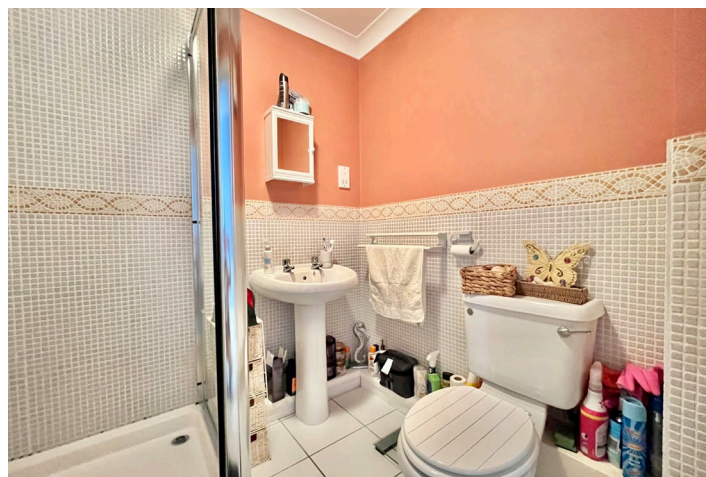
Asking Price Of £160,000

A well presented and spacious first floor flat located just off of Paignton seafront. The property offers a great amount of space and comprises of a welcoming entrance hallway, a large living room/diner/kitchen, two spacious double bedrooms with the master being en-suite, a further family bathroom and allocated parking. The property is positioned in a brilliant spot and is just moments from Paignton beach, Paignton town, restaurants and cafes, shops, the bus and train station, schools and more.

- SPACIOUS FIRST FLOOR FLAT
- NICELY PRESENTED THROUGH OUT
- SEAFRONT LOCATION
- ALLOCATED PARKING
- MASTER EN-SUITE

**ENTRANCE HALLWAY** A fire safety front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, a fitted storage cupboard, overhead lighting and a gas central heated radiator.

**KITCHEN/LOUNGE** - 7.35m x 2.62m (24'1" x 8'7") A bright and spacious open plan kitchen/lounge/diner ideal for entertaining. The kitchen boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. An integrated fridge, space and plumbing for a washing machine and freezer and a uPVC double glazed window. The lounge area offers space for ample furniture, tv and internet points, a uPVC double glazed window and a gas central heated radiator.



**BEDROOM ONE** - 3.81m x 3.15m (12'6" x 10'4") A phenomenally large master bedroom with space for an abundance of furniture, uPVC double glazed window, a gas central heated radiator and a door leading into:-

**EN-SUITE** A sizeable master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in shower unit. Complimentary tiling, an extractor fan and a gas central heated radiator.

**BEDROOM TWO** - 3.84m x 2.67m (12'7" x 8'9") A further generously sized double bedroom with a uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A spacious family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, an extractor fan and a gas central heated radiator.

Address 'Esplanade Road, Paignton, TQ4 6DZ'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '76 | C'

### 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.