



Adelphi Road | Paignton | TQ4 6AW

Offers Over £270,000

A beautifully presented and highly renovated two bedroom first floor apartment located just a stones throw from Paignton seafront. The apartment comprises of a welcoming entrance hallway, a spacious living room, a large and modern kitchen/diner, two sizeable double bedrooms with the master being en-suite, a contemporary family bathroom, off road parking and communal gardens. The property is positioned in a brilliant spot just moments from Paignton seafront, Queen's Park, Paignton town, an array of shops, cafes and restaurants, Paignton bus and train station as well as much more.

- BEAUTIFULLY PRESENTED THROUGH OUT
- SEAFRONT LOCATION
- OFF ROAD PARKING
- MASTER EN-SUITE
- CLOSE TO LOCAL AMENITIES
- COMMUNAL GARDENS

ENTRANCE A wooden fire safety front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoins rooms, overhead lighting and intercom system.

LIVING ROOM - 4.81m x 4.16m (15'9" x 13'7")
A beautifully bright and spacious living room to the front aspect of the property boasting space for an abundance of furniture and brilliantly high ceilings. Tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 5.74m x 4.1m (18'9" x 13'5")
A wonderfully large and modern kitchen/diner perfect for entertaining. The kitchen enjoys a range of overhead, base and drawer grey shaker style units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric range cooker with a five ring induction hob with extractor hood above. Further integrated appliances such as washing machine, dishwasher and fridge freezer, complimentary tile backlash and under unit spotlighting. Space for a 6/8 seater dining table, uPVC double glazed windows overlooking Queen's Park and a gas central heated radiator.



BEDROOM ONE - 12' 6" max x 13' 6" max (3.81m max x 4.11m max) An incredibly large master bedroom to the rear aspect of the property with an open outlook across Queen's Park. Space for a vast amount of furniture, uPVC double glazed bay window and a gas central heated radiator. Door leading into:-

EN-SUITE A contemporary master en-suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in double shower unit. A wall mounted mirror fronted medicine cabinet, extractor fan and a heated towel rail.

BEDROOM TWO - 3.02m x 2.4m (9'10" x 7'10") A further generously sized double bedroom, tv point, uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a mirror fronted medicine cabinet, extractor fan and a heated towel rail.

OUTSIDE A sunny and easy to maintain communal rear garden boasting a great patio area ideal for alfresco dining, a pebble stoned section with washing line and a mature shrub boarder. Within the gardens is a gate that leads out to Queens Park and a water tap.

PARKING Allocated parking for a vehicle.

MATERIAL INFORMATION Tenure: Leasehold.
Length Of Lease: 989 years remaining. Share Of Freehold. Service Charge: £800.00 per year.

Address 'Adelphi Road, Paignton, TQ4 6AW'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '78 | 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.