



## Osney Gardens | Paignton | TQ4 5HB

Asking Price Of £175,000

A well presented and incredibly spacious two bedroom flat located in the extremely desirable cul-de-sac of Osney Gardens. The property comprises of a welcoming entrance hallway that leads through to a large living room, a spacious kitchen/breakfast room, two sizeable double bedrooms, a family bathroom, loft room and sunny gardens. The flat is ideally located within just a short walk from Paignton and Goodrington beach, Paignton harbour, Paignton town, the bus and train station, local shops, schools and much more. The property is being offered with no onward chain!

- NO CHAIN!
- SHORT WALK FROM LOCAL AMENITIES
- 2 DOUBLE BEDROOMS
- SUNNY GARDENS
- WELL PRESENTED THROUGHOUT
- SUBSTANTIALLY SIZED FLAT

**LANDING** - 20' 9" x 8' 5" max (6.32m x 2.57m) A wonderfully wide and welcoming entrance hallway with doors leading to the adjoining rooms, ladder style steps leading up to the loft area, uPVC double glazed windows overlooking the picturesque gardens and a gas central heated radiator.

**LIVING ROOM** - 4.56m x 3.48m (14'11" x 11'5") A beautifully bright and spacious living room to the front aspect of the property with an open outlook across Paignton and the sunny gardens. A feature fireplace surround, tv and internet points, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/BREAKFAST ROOM** - 4.14m x 2.7m (13'6" x 8'10") A sizeable kitchen/breakfast room boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl composite sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, dryer and fridge freezer, space for a 4 seater table, uPVC double glazed window and a gas central heated radiator.

**BEDROOM** - 3.78m x 3.01m (12'4" x 9'10") An incredibly large double bedroom overlooking the well-kept gardens. A feature decorative fireplace, space for a vast amount of furniture, uPVC double glazed window and a gas central heated radiator.



**BEDROOM** - 3.79m x 3.01m (12'5" x 9'10") A further extremely generous sized double bedroom. A feature decorative fireplace, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A sizeable family bathroom comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Part tiled walls, obscure double glazed windows and a gas central heated radiator.

**LOFT ROOM** A brilliantly large loft space that has been boarded out and carpeted. Velux windows and eaves storage.

**OUTSIDE** A beautifully sunny garden that boasts a patio area perfect for outdoor dining and entertaining whilst the rest of the gardens and predominantly laid to lawn with a variety of mature shrubs and plants.

Address 'Osney Gardens, Paignton, TQ4 5HB'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '42 | 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.