



Hayes Court | Totnes Road | Paignton | TQ3 3RZ

Asking Price Of £140,000

A beautifully presented two bedroom first floor flat located just half a mile from Paignton town. The property comprises of a welcoming entrance hallway, a large lounge/diner with great sea views, a modern kitchen, two double bedrooms, a family bathroom, off road parking and communal gardens. The property is conveniently located within easy reach of primary and secondary schools, an array of supermarkets, bus links, Primley woods, Paignton zoo and more.

- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CONVENIENTLY LOCATED NEAR AN ARRAY OF AMENITIES
- FIRST FLOOR FLAT
- SEA VIEWS

ENTRANCE A wooden fire safety front door opening into a welcoming inner hallway with doors leading to the adjoining rooms, intercom system, built in storage, loft hatch and overhead lighting.

LOUNGE/DINER - 5.05m x 3.47m (16'6" x 11'4") A wonderfully spacious lounge/diner boasting space for an abundance of furniture. Great sea views across to Torquay, tv and internet points, a feature electric fireplace, uPVC double glazed window.

KITCHEN - 4.36m x 1.79m (14'3" x 5'10") A modern kitchen comprising a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl 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, dishwasher and fridge freezer. Complimentary tile backsplash, breakfast bar seating for 3 and a uPVC double glazed window.

Address 'Hayes Court, Totnes Road, Paignton, TQ3 3RZ'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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BEDROOM ONE - 4.18m x 2.66m (13'8" x 8'8") A brilliantly large and light filled master bedroom offering space for a vast amount of furniture. Built in wardrobes, uPVC double glazed window and an electric radiator.

BEDROOM TWO - 4.43m x 2.09m (14'6" x 6'10") A further generously sized double bedroom with sea views across to Torquay. uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern family bathroom boasting a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls and an extractor fan.

OUTSIDE Communal gardens that wrap around the complex.

PAKING Allocated parking for a vehicle.

MATERIAL INFORMATION Tenure: Leasehold. 66 years remaining on the lease. Service Charge: £930.00 per year.

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.