



Headland Park Road, Preston

Freehold £225,000



WILLIAMS HEDGE
estate agents



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30A HEADLAND PARK ROAD, PRESTON, PAIGNTON, TQ3 2EJ
NO UPWARD CHAIN | Lower Preston | Ground floor apartment | Enclosed entrance porch | Inner hall
Lounge/Diner | Two large double bedrooms | Kitchen | Shower room | Popular location
Front and rear gardens | Close to amenities | Viewing highly recommended

An extremely spacious ground floor apartment in the popular area of lower Preston. Rooms benefit from high ceilings offering a spacious and airy feel throughout. Accommodation is arranged over a single floor comprising: enclosed entrance porch, large inner hall, two large double bedrooms, lounge/diner, shower room and kitchen. Externally the property benefits from easy maintenance front and rear gardens. Being sold with no upward chain. Viewing highly recommended.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

THE ACCOMMODATION COMPRISES UPVC double glazed front door into:

ENCLOSED ENTRANCE PORCH Tiled flooring, ceiling light point, obscure glazed timber door to entrance hall.

ENTRANCE HALL 7' x 14' 9" (2.13m x 4.5m) Light and airy entrance hall with doors to all principal rooms, ceiling light point, wall-mounted electric night storage heater, cupboard housing electric consumer unit and electric meter, cupboard with slatted shelving and water tank.

LOUNGE/DINER 16' 4" into bay x 12' 1" (4.98m x 3.68m) Laminate wood effect flooring, ceiling light point, textured ceiling, large UPVC double glazed windows to the front aspect, wall mounted electric dimplex heaters, TV aerial points, electric fire with timber surround.



KITCHEN 13' 1" x 7' 9" max (3.99m x 2.36m) Matching wall base and drawer units with granite effect rolled edge work surfaces over, inset stainless steel sink with matching drainer and mono block mixer tap, ceiling strip light, smooth finish ceilings, laminate tile effect flooring, electric wall-mounted heater, space for electric cooker, space and plumbing for washing machine, space for upright fridge freezer, partly tiled walls, extractor, large walk-in cupboard with UPVC double glazed window and partly tiled walls, UPVC double glazed door giving access to lean to extension.



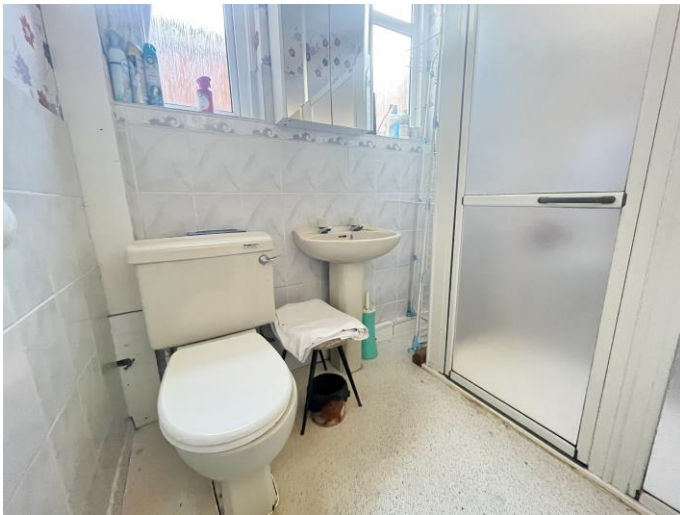
BEDROOM ONE 15' 10" x 12' 3" (4.83m x 3.73m) Large double bedroom, ceiling light point, UPVC double glazed windows to the front aspect, electric heater.



BEDROOM TWO 12' 3" x 11' 9" (3.73m x 3.58m) Large double bedroom, ceiling light point, coving, electric wall-mounted dimplex heater, UPVC double glazed window to the rear aspect.



SHOWER ROOM 7' 9" x 5' 9" (2.36m x 1.75m) Ceiling light point, vinyl flooring, partly tiled walls, low level close coupled WC, pedestal hand wash basin, a walk-in shower with dimplex electric shower, wall mounted mirror fronted medicine cabinet, two obscured UPVC double glazed windows to the side aspect, wall-mounted electric dimplex heater.



FRONT Low level brick wall with two wrought iron gates, central concrete path with level lawn to both sides, bordering hedge to one side, further concrete path giving access to the rear garden.



REAR Partly laid to lawn and raised patio seating area enclosed with brick walls and access to the front, paved path and timber gate, easy maintenance with various raised plant beds with fruit tree, mature bushes and shrubs.



Age: (unverified)	Postcode: TQ3 2EJ
Current Council Tax Band:	Stamp Duty: £0* at current asking price
EPC Rating: E	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Total Floor Area: approx. 76sqm 818sqft	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

FREE VALUATIONS – If you are thinking of selling please call Williams Hedge Paignton Office on 01803 554322 or email info@williamshedge.co.uk to arrange a Free No Obligation Valuation.

This floorplan is not to scale and should only be used as a guide

Ground Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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