



Morin Road, Preston, Paignton

Leasehold £199,950



WILLIAMS HEDGE
ESTATE AGENTS



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FLAT 2, ELMDENE, MORIN ROAD, PRESTON, PAIGNTON, TQ3 2PL

Level Preston | Close to shops, buses and beach | Purpose built ground floor flat | Gas Central Heating
uPVC double glazing | Reception Hall | Lounge | Kitchen/Dining Room | Two Bedrooms | Bathroom/WC
Allocated car space

A particularly attractive purpose built flat situated in a quiet and very sought after location in this small development. The flat is ideally situated within a very short, near level walk of the comprehensive range of shops that this area has to offer as well as being close to Preston beach and seafront. The location is well served by buses. The accommodation has been a well-loved home for many years and has been well cared for. The apartment has gas central heating, UPVC double glazing and comprises reception hall, lounge, kitchen/dining room, two bedrooms, bathroom and allocated car space. Viewing is essential to fully appreciate all that this property has to offer.

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 of Paignton which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

The accommodation comprises:

RECEPTION HALL Coved ceiling, central heating radiator, telephone point, airing cup with shelved storage.

LOUNGE - 5m x 3.86m (16'5" into bay x 12'8")
Attractive reformed stone fireplace and hearth with fitted electric fire, coved ceiling, central heating radiator, UPVC double glazed window, television aerial point.



KITCHEN/DINING ROOM - 4.24m x 3.1m (13'11" x 10'2")

KITCHEN AREA: Fitted with a range of units comprising work surface with inset stainless steel sink unit cupboards under, inset gas hob with cooker hood over, integrated oven, tall cupboard with wall mounted gas fired boiler for central heating and hot water, peninsular unit with cupboard and drawers under, space for appliance, space and plumbing for washing machine, built-in under worktop fridge, range of wall cupboards, coved ceiling.

DINING AREA: Central heating radiator, UPVC double glazed window.



BEDROOM ONE - 4.32m x 3.28m (14'2" x 10'9" plus depth of built in wardrobe reducing to 9') Range of fitted wardrobes, coved ceiling, central heating radiator, uPVC double glazed window.



BEDROOM TWO - 2.95m x 2.49m (9'8" x 8'2")
Coved ceiling, central heating radiator, UPVC double glazed window.



AGENTS NOTE

Leasehold - 199 Years remaining from 01/04/1990
£1000 PA Maintenance
£50 PA Ground Rent



BATHROOM - 2.92m x 1.65m (9'7" x 5'5") Coloured suite comprising panel bath with shower attachment, pedestal wash hand basin, close couple WC, tiled walls, coved ceiling, ladder style heated towel rail, UPVC double glazed window.



Preston Beach

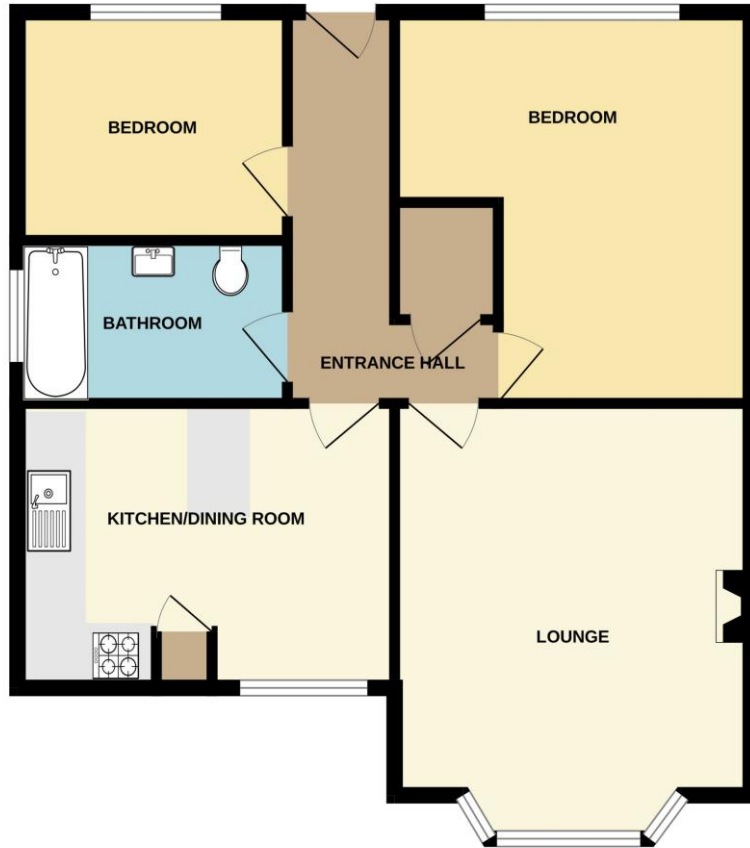
OUTSIDE The development has communal grounds and an allocated car space immediately outside of the flat.



Oldway Mansion & Bowling 1

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

GROUND FLOOR
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Age: (unverified)	Postcode: TQ3 2PL
Current Council Tax Band: C	Stamp Duty: £0* at current asking price
EPC Rating: C	Gas meter position:
Electric meter position:	Water:
Boiler positioned: Kitchen - combi	
Loft:	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.

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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