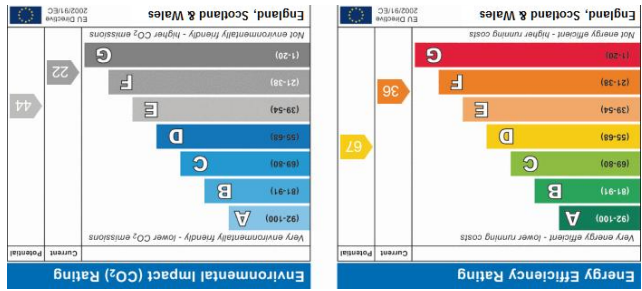


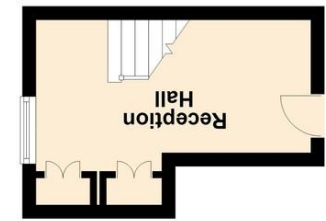
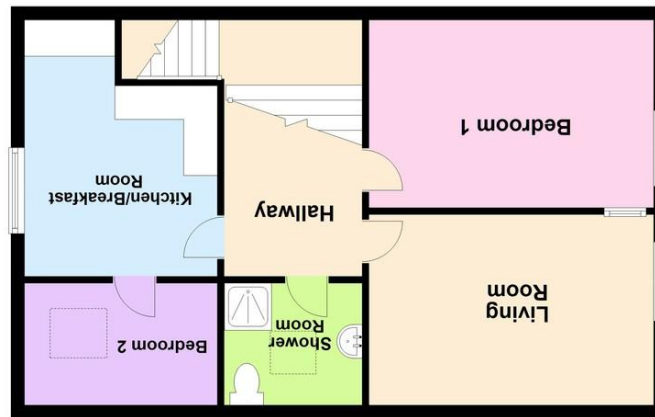


OFFICE
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 01803 521111 | info@propertyladderdevon.com
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



This plan is to be used only as an indication of the floor layout and is not to scale.
 Plan produced using PlanItP.

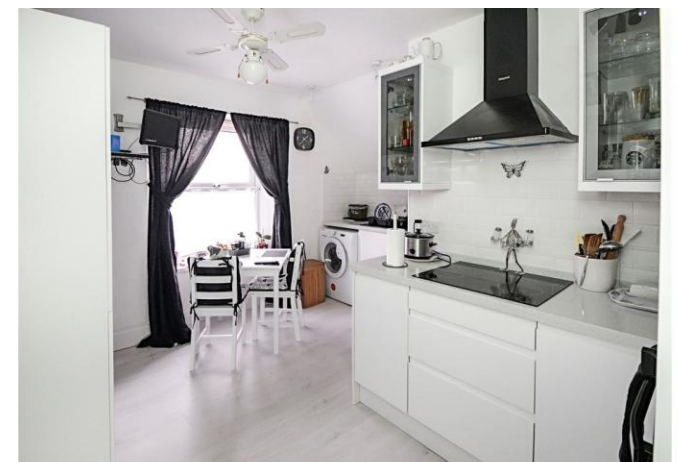


Top Floor

First Floor

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2B PRIMLEY PARK
PAIGNTON, TQ3 3JP

£135,000
LEASEHOLD

This top floor flat enjoys great SEA VIEWS over the town towards, Brixham and Berry Head. Conveniently located within close proximity of the town where you will find lots of amenities to include excellent rail and bus links. Comprising entrance reception area, lounge, kitchen, two bedrooms and a bathroom. As well as benefiting from open and sea views the property also offers UPVC Double Glazing, communal gardens and parking. An ideal First Time Buy or Investment, viewing highly recommended.



2 B PRIMLEY PARK

Sea Views | Top Floor Apartment | 2
Bedrooms | Lounge | Kitchen /
Breakfast Room | Electric Heating |
UPVC Double Glazing | Small Communal
Gardens | Parking Space |
Close to Town & Amenities



BATHROOM

Velux window. Modern bathroom suite comprising, bath with a mixer tap and seating area with an electric shower over with tiled splash backs. Corner low level flush WC. Vanity wash hand basin with mixer taps with cupboards beneath with tiled splash backs. Chrome heated towel radiator. Laminate flooring.

CLOAKROOM

Room follows shape of roof. Low level WC. Wash hand basin with chrome taps and tiled surround. Skylight window.

OUTSIDE

Residents parking and a communal garden.

DIRECTIONS

From the office in Hyde Road, proceed on the one way system and take up the right hand lane. After passing the library, bear right onto Dartmouth Road and get in the left hand lane. Proceed around into Totnes Road. After the traffic lights, turn right onto Primley park and the property is found on the right.

ACCOMMODATION

Communal front door to entrance hallway.

COMMUNAL ENTRANCE HALLWAY

Stairs rise to the first floor. Front door to Flat B :-

RECEPTION HALLWAY

13' 5 max " x 9' 01 Max" (4.09m x 2.77m) UPVC double glazed window to the side of the property. Useful deep under stairs storage recess with hanging for coats. Fitted wall cupboards. Stairs rise up to main hallway.

HALLWAY

Door entry phone handset. Access to loft space. Doors to:-

LIVING ROOM

13' 10" x 9' 3" (4.24m x 2.82m) UPVC double glazed window to the side of the property with far reaching sea views toward Torquay, Thatcher Rock and Berry Head. Electric radiator. TV point.

AGENTS NOTE

The vendor informs us that there is planning permission for a balcony. The vendor also informs us that there is circa 91 years remaining on the lease and the service charge is £1000 per annum to include the building insurance. Some of the photos used are from earlier marketing and for illustration purposes only.

KITCHEN/ BREAKFAST ROOM

12' 2" x 9' 3" (3.71m x 2.84m) A UPVC Double Glazed window. A modern fitted kitchen with high gloss finish wall and base units and glass front display cabinets with rolled edged work surfaces over with tiled splash backs. A 1 1/2 sink unit with a mixer tap over. Integrated electric oven with recess space above for a microwave. Integrated electric hob with a canopy hood above. Space and plumbing for a washing machine and a tumble dryer. Space for a fridge and freezer. Larder style fitted cupboard. Laminate flooring. Ceiling fan. Door through to bedroom two.

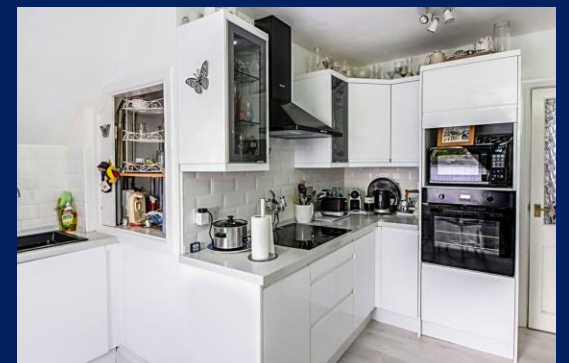
BEDROOM 1

13' 11" x 9' 2" (4.24m x 2.79m) UPVC double glazed windows to the front with far reaching sea views over Paignton towards Brixham and Berry Head. Electric radiator.

BEDROOM 2

9' 4" x 7' 1" (2.87m x 2.16m) Skylight window. Fitted storage cupboard with hanging rail. Electric radiator.

2 B PRIMLEY PARK



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