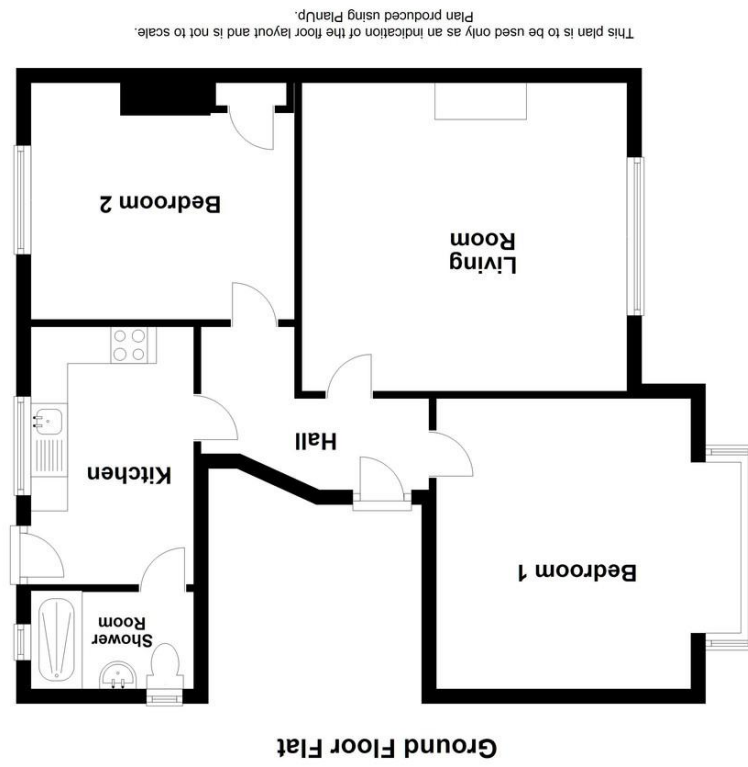




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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28 ST. PAULS ROAD, PRESTON, PAIGNTON, TQ3 2DG **£159,999 LEASEHOLD**

A ground floor converted apartment offering good sized accommodation. Briefly comprises generous size living room, two double bedrooms, kitchen and shower room. The property is neutrally presented throughout and retains some character features. It has gas central heating and UPVC double glazing. Outside there is an enclosed, level rear courtyard garden offering an off road parking. Ideal for access to the many shops, amenities and services that Preston has to offer. Ideal for retirement or FTB. NO ONWARD CHAIN!



28 ST. PAULS ROAD

Ground Floor Flat | Level Preston | 2
Double Bedrooms | Spacious Lounge |
Kitchen | Shower Room | Gas Central
Heating | UPVC Double Glazing |
Enclosed Garden | Off Road Parking



ACCOMMODATION

Front door to :-

COMMUNAL HALLWAY

Doors to both ground and first floor flats.

ENTRANCE HALLWAY

Coved ceiling. Decorative ceiling rose. Central heating radiator. Doors to :-

LIVING ROOM

14' 6" x 13' 9" (4.44m x 4.21m) UPVC double glazed window overlooking the front of the property. Coved ceiling. Decorative ceiling rose. Mock focal point fireplace with ornate over mantle and hearth. Central heating radiator.

KITCHEN

11' 6" x 7' 3" (3.51m x 2.22m) UPVC double glazed window and door overlooking and leading to the rear of the property. Range of kitchen units with rolled edge worksurfaces and tiled splashbacks. Integrated oven and hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler. Central heating radiator. Door to :-

SHOWER ROOM

10' 6" x 3' 11" (3.21m x 1.20m) Coved ceiling. UPVC double glazed windows to the side and rear of the property. Pedestal wash hand basin. Low level WC. Double width shower cubicle with mixer shower. Extractor fan. Part tiled walls. Ladder style towel radiator.

BEDROOM

12' 11" Max x 12' 9" Max (3.96m x 3.90m) UPVC double glazed bay window overlooking the front of the property. Coved ceiling. Decorative ceiling rose. Central heating radiator.

BEDROOM

11' 11" x 10' 6" (3.65m x 3.22m) UPVC double glazed bay window overlooking the rear gardens of the property. Coved ceiling. Decorative ceiling rose. Central heating radiator. Linen closet with slatted shelving and a radiator as a heat source.

OUTSIDE

To the rear there is an allocated off road Parking Space. A good sized enclosed patio garden mostly concreted with flower borders, shrubberies, established trees and bushes. Outside tap.

AGENT NOTES

Council TAX Band B. We are told it is Leasehold with 999 years from 1975 with maintenance being split 50/50 with the upstairs flat on an as and when basis. Situated in a level location within the popular Preston area the property is convenient for local shopping, cafes and restaurants and has a regular bus service. The sea front, Preston Sands plus access to the south west coast path are a level walk away. There is also a local doctors surgery, dentist, corner shop and hairdressers nearby.

28 ST. PAULS ROAD

