



Whitstone Road, Paignton

Offers in Excess of £175,000 Share of Freehold

Flat 2, 23 Whitstone Road, Paignton, TQ4 6EY

* * * VIDEO TOUR AVAILABLE * * *

Positioned in an excellent location in Roundham, close to Goodrington Beach, Paignton Town and Harbour is this spacious and very well presented two double bedroom apartment with the benefit of off road parking and a garden. CHAIN FREE

This lovely apartment has its accommodation arranged over the first and second floor. The entrance hall is accessed via your own front door with stairs to the first floor where you will find the bay fronted living room, modern kitchen, large double bedroom, bathroom and separate WC. On the second floor is a further double bedroom with shower and a study.

Externally there is a garden to the front plus parking located to the rear. The property is double glazed and has gas fired central heating. Brand new 999 year lease.

uPVC double glazed door opening into

ENTRANCE HALLWAY

Window to the front. Radiator. Stairs with window leading to the FIRST FLOOR **LANDING** Stairs to the second floor.

LIVING ROOM 14'4" (4.37m) Into Bay x 12'7" (3.84m)

Lovely light room with bay window to the front. Feature fireplace with inset electric fire. TV and telephone point. Radiator.

KITCHEN 8'8" (2.64m) x 8'1" (2.46m)

Modern white units comprising of matching wall and base units. The base units comprise of drawer and cupboard space set beneath roll edge work surface with tiled splash backs. Space and plumbing for washing machine. Inset stainless steel sink unit. Inset oven with ceramic hob and extractor hood over. Matching wall mounted cupboards. Wall mounted gas fired central heating boiler. Space for upright fridge freezer. uPVC double glazed window to the front. Radiator.



BEDROOM ONE 13'0" (3.96m) x 11'9" (3.58m)

Feature fire place with cast iron grate and tiled inlay. Radiator. Window to the rear.

INNER LOBBY

CLOAKROOM

Low level WC and contemporary wash hand basin. Tiled splash back. Obscure window to the side. Extractor fan.

BATHROOM

Modern white suite comprising of low level WC and pedestal wash hand basin. Panelled bath with shower attachment. Step in shower cubicle with thermostatically controlled shower with tiled splash backs. Obscure glazed window to the rear. Extractor fan. Radiator.

Stairs from the first floor landing to the second floor with window to the side.

BEDROOM TWO 12'1" (3.68m) x 10'0" (3.05m) Plus Bay

Another lovely light room with deep recessed window to the front looking across to Osney and side window over Paignton Town and beyond. Radiator. Recess with step in shower cubicle with thermostatically controlled shower with tiled walls and extractor fan. Radiator.

STUDY

Limited headroom with velux window to the rear. Eaves storage areas.



OUTSIDE

There is a lovely area of garden to the front with flower bed and borders with a small patio area. Pedestrian access leads to the rear where there is a **PARKING SPACE** which is accessed from the very top of Hill Park terrace.

AGENTS NOTES

There will be a **BRAND NEW 999 year lease** with 50 % share of the freehold. Maintenance and building insurance will be on a 50/50 basis. We understand that there will be zero service charge or ground rent.

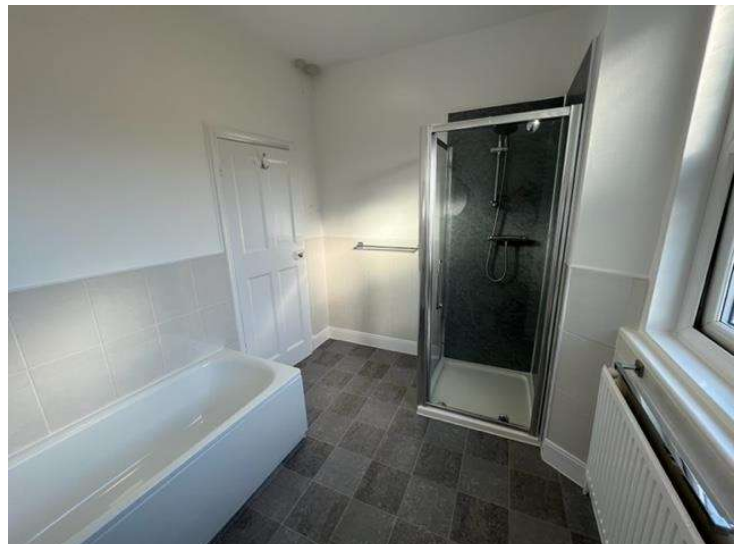
Pets will be allowed, and only long term lets will be acceptable.

Video Tour

The video tour is on our YouTube channel and available on our website, the relevant property portals and Facebook.

Please note, that this is a basic tour and for your information only.

Council Tax Band: Band B



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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