7A

SUMMARY

Well-Presented Chain-free 1st Floor Flat | Living Room with Juliet Balcony | Modern Kitchen with Integrated Appliances | Master Bedroom with En-Suite | Built-In Wardrobes in Both Bedrooms | Contemporary Bathroom with Vanity Storage | Off-Road Parking | Sought-After Location Near Preston Sands

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Address:	Southfield Avenue, Preston, Paignton, TQ3 1LJ
Property type:	Apartment
Tenure:	Share of Freehold
Council tax band:	B
EPC:	C
Bedrooms:	2
Bathrooms:	2
Receptions:	1
Parking:	✔

DESCRIPTION

Enjoying a pleasant elevated outlook across the surrounding area and offered with no onward chain, this well-presented two-bedroom first floor flat occupies a sought-after position within easy reach of Paignton's coastline, local amenities, and transport links. With off-road parking for two vehicles, a private entrance, and light, well-proportioned interiors, the property combines convenience and comfort in a popular residential setting.

Located approximately half a mile from Preston Sands, the picturesque Oldway Gardens, and the South West Coast Path, the flat is ideally placed for both coastal walks and day-to-day amenities. A range of local shops are nearby, while the vibrant town centre of Paignton, with its array of restaurants, cinema, harbour, and beach, is just a short drive away. For commuters, Paignton railway station provides direct services to Exeter and London Paddington. The nearby A380 offers convenient road connections to Newton Abbot, Exeter, and the M5.

The accommodation is presented in good decorative order. It comprises a welcoming hallway, a bright living room with double doors opening onto a Juliet balcony, and a modern fitted kitchen with integrated appliances. There are two bedrooms, including a generous master with an en-suite shower room, as well as a stylish family bathroom. Externally, the property benefits from a useful paved storage area to the side and off-street parking for two cars at the front.

Council Tax Band: B (Torbay Council)

Tenure: Share of Freehold (980 years)
50% share of the freehold with the garden flat below. 999 years remaining on the lease from 1st January 2006.
Parking options: Driveway
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, Cable, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband (15Mbps download, 1Mbps upload).
* Superfast broadband (80Mbps download, 20Mbps upload).
* Ultrafast broadband (1800 Mbps, 220 Mbps).
- Networks in the area: Openreach, Virgin Media

Entrance: UPVC front door leads into the hallway. Radiator. Understairs cupboard housing the consumer unit, with ample storage space. Stairs rise to:

FIRST FLOOR - Landing: UPVC double glazed window to the side. Entry phone with intercom. Radiator. Hatch to loft space. Built-in cupboard with Gloworm gas boiler.

Living Room: UPVC double doors opening onto a Juliet balcony, enjoying a pleasant outlook across the surrounding area. UPVC double-glazed window to the side. Radiator. TV aerial point. Wooden mantel surround with matching inset hearth and fitted gas fire.

Kitchen/diner: Work surfaces on 2 sides feature a circular stainless steel sink and matching drain area with a range of storage cupboards beneath. A matching range of eye-level units and a built-in wine rack. Integrated appliances include a Neff dishwasher, a Hotpoint washer/dryer and a fridge/freezer. Neff 4-ring gas hob and built-in oven with stainless steel extractor hood above. Radiator. UPVC double-glazed window to rear enjoying a lovely view of the surrounding area.

Bedroom one: UPVC double glazed bay window to the front with a pleasant view across the area. Radiator. Range of built-in wardrobes and fitted chest of drawers. The bedroom benefits from an en-suite which features a fully tiled cubicle with shower and a glazed folding door. Pedestal wash basin. Sani flow W.C. and Radiator. Extractor fan. Obscure glazed window to the side.

Bedroom two: UPVC double glazed window to the front with deep sills. Radiator. Built-in wardrobes with hanging rails and shelving.

Bathroom: 'P' shaped bath with shower and glazed doors. Wash basin in vanity unit with storage cupboards under. Low level W.C. Heated towel rail. Fully tiled walls. Obscure glazed window to the side.

OUTSIDE: There is a paved driveway to the front with OFF ROAD PARKING for approx. 2 cars. A pathway down the side leads to an attractive paved storage area with a water tap.

Floor Plan

Kitchen/Diner
3.26m (10'8") max
x 3.30m (10'10")
Lounge
4.07m x 3.70m
(13'4" x 12'2")
Bathroom
2.18m x 2.00m
(7'2" x 6'7")
En-suite
0.89m x 2.63m
(2'11" x 8'8")
Bedroom
2.46m x 3.57m
(8'1" x 11'9")
Bedroom
3.94m x 3.33m
(12'11" x 10'11")
Ground floor Front door

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