



SUMMARY

Well-Presented Purpose-Built 1st-Floor Flat ::
Generous Open-Plan Living & Dining Room ::
Allocated Off-Road Parking Space :: Spacious
Double Bedroom :: Well-Presented Fitted Kitchen ::
Modern 3-Piece Bathroom Suite :: Modern Décor &
Double Glazing :: Useful Loft & External Storage

Visit our website for the current price:

www.danielhobbin.uk/P-RS1075/

Address: Sturcombe Avenue, Paignton, TQ4 7TD

Property type: Apartment

Tenure: Leasehold

Council tax band: A

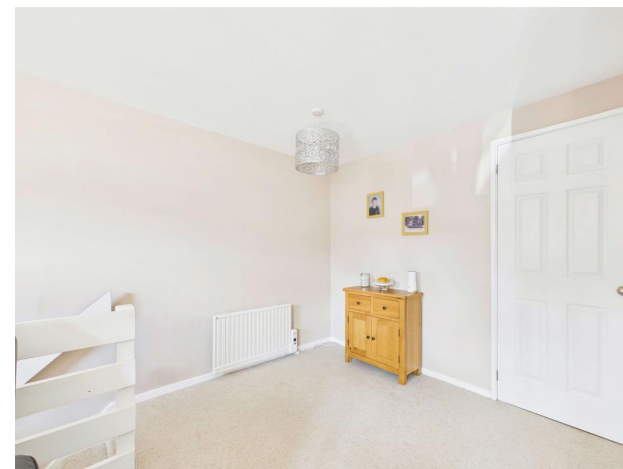
EPC: D

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Parking: ✓



DESCRIPTION

A well-presented purpose-built first-floor flat, pleasantly positioned within a quiet residential cul-de-sac in the popular Roselands area of Paignton. The property offers bright, well-proportioned accommodation with modern décor, double glazing and the added benefit of an allocated parking space situated within the parking area opposite.

The property is approached via a pathway leading to a covered entrance, alongside which is a secure external store providing useful additional storage and housing the electricity meter. An obscured double-glazed entrance door opens into a ground-floor hallway, offering ample space for coats and outdoor clothing, with stairs rising to the main accommodation.

At first-floor level, the principal living space comprises a generously sized open-plan living and dining room, providing plenty of room for both comfortable seating and a dining table. Two electric radiators provide heating, while a pair of UPVC double-glazed windows allow an excellent level of natural light to fill the room.

An internal door leads through to an inner hallway, which connects the remaining

accommodation. Here there is a useful built-in airing cupboard with shelving, housing the electric immersion heater and providing generous storage for towels and linen. Access is also available to the loft, offering further valuable storage space.

The kitchen is neatly presented and fitted with a range of wall and base units arranged along one wall, complemented by worktop surfaces and a tiled splashback. A stainless steel sink and drainer is provided, together with space and plumbing beneath the worktop for a washing machine and tumble dryer. Integrated appliances include an oven and inset electric hob with an extractor hood above. A double-glazed window to the rear enjoys a pleasant outlook towards neighbouring woodland.

Positioned towards the rear of the property is a well-proportioned double bedroom, benefitting from a fitted wardrobe with sliding mirrored doors and hanging space.

Completing the accommodation is a modern three-piece bathroom comprising a panelled bath with electric shower over and tiled surround, pedestal wash basin and low-level WC.

Sturcombe Avenue occupies a convenient position within the sought-after Roselands area of Paignton, with a variety of local shops and amenities within easy reach. South Devon College, local schools and public transport connections are also readily accessible, making the property particularly well placed for everyday convenience.

Council Tax Band: A (Torbay Council)

Tenure: Leasehold (950 years)

Pets are permitted under the property's 999-year lease, which began on July 1, 1977.

Parking options: Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

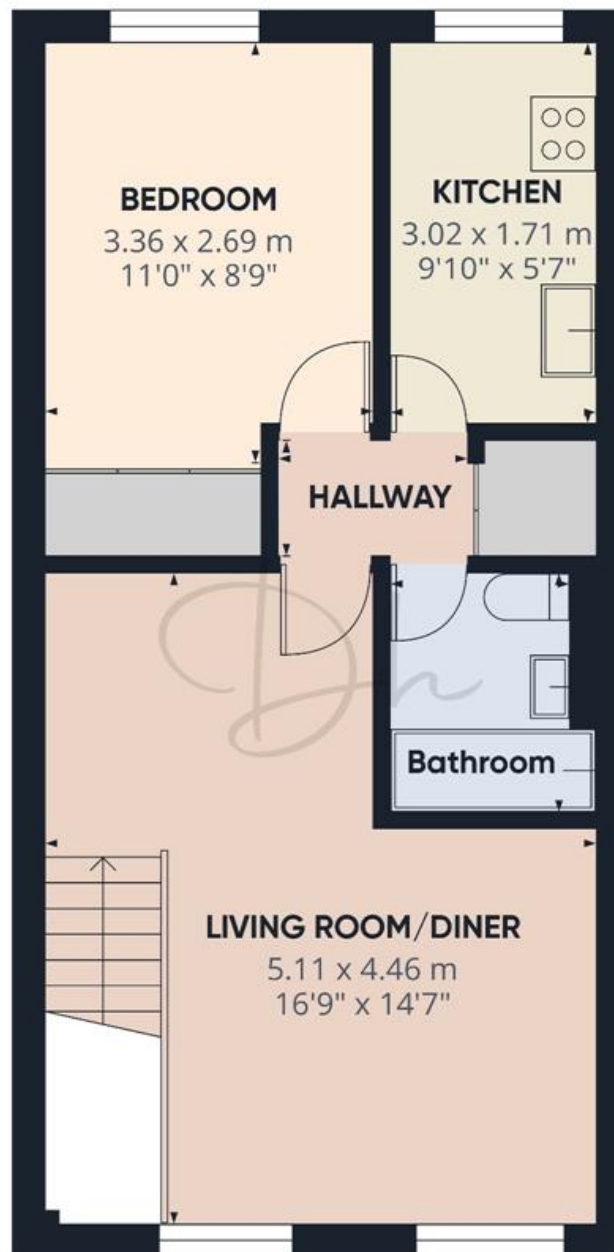
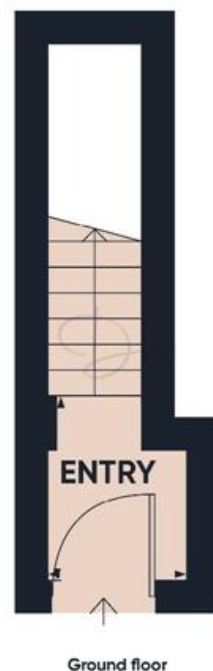
Broadband options available at the property include:

- * Standard broadband (15Mbps download, 0.6Mbps upload)

- * Superfast broadband (61Mbps download, 17Mbps upload)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media



Floor 1

Approximate total area^m

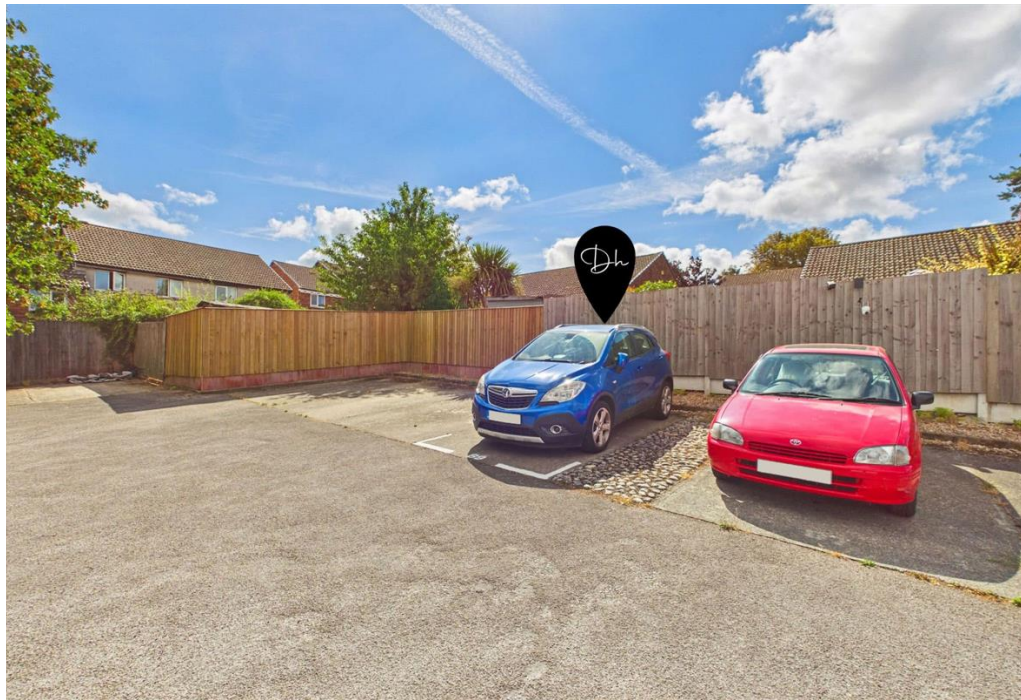
44 m²

474 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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