



Falcon Park | Totnes Road | Paignton | TQ4 7PZ

Asking Price Of £140,000

A two bedroom fully residential park home situated on the popular site of Falcon Park, Paignton. The property boasts a bright and spacious open plan kitchen/diner/lounge with beautiful countryside views, two double bedrooms, a shower room, off road parking and gardens. The property is situated in a convenient spot as you can easily reach an array of amenities such as supermarkets, bus links that travel to both Totnes and Paignton town, schools and more.

- OFF ROAD PARKING
- COUNTRYSIDE VIEWS
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/KITCHEN/DINER
- NO CHAIN

uPVC double glazed sliding patio doors opening into the open plan living room/diner/kitchen.

**KITCHEN/DINER/LIVING ROOM - 9.8m x 3.05m (32'2" x 10'0")** A beautifully bright and spacious open plan kitchen/diner/living room with space for an abundance of furniture. Beautiful countryside views, tv and internet points, triple aspect double glazing allowing a vast amount of light to beam through. The kitchen boasts a range of overhead, base and drawer units with square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, space and plumbing for a washing machine, dishwasher, fridge freezer as well as space for an electric oven and induction hob. A deep fitted larder cupboard, complimentary tile backsplash and a uPVC double glazed window.

**BEDROOM ONE - 5.87m x 3.48m (19'3" x 11'5")** An incredibly large master bedroom with a vast amount of space. A walk in wardrobe section, double aspect uPVC double glazing with a uPVC double glazed window and sliding patio doors leading to the outside space.

Falcon Park, Totnes Road, Paignton, TQ4 7PZ'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

### Contact Details

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**BEDROOM TWO - 3.43m x 2.34m (11'3" x 7'8")** A further generously sized double bedroom with again spectacular countryside views. uPVC double glazed window.

**SHOWER ROOM** A sizeable three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a double shower unit. Complimentary tiled walls and extractor fan.

**OUTSIDE** A sunny south facing decking area with a stunning countryside outlook perfect for outdoor dining and entertaining, a further resined section and a patio area towards the back of the property.

**PARKING** A recently laid resin driveway allowing off road parking for 2 vehicles.

**MATERIAL INFORMATION** Tenure: Leasehold. Ground Rent: £90.00 a month

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.