



Cedar Road | Preston | Paignton | TQ3 2DB

Asking Price Of £149,950

A spacious one bedroom first floor flat, situated on the level in Preston, immediate to shops and seafront beyond. This exceptionally well presented property has the benefit of replaced modern kitchen and shower room, from the hallway is a door onto private patio and gardens to the rear along with parking space. Viewing is recommended.

- LARGE ONE BEDROOM FLAT
- OWN GARDEN
- PARKING
- LEVEL PRESTON
- GOOD ORDER
- GAS CENTRAL HEATING

uPVC front door to:-

ENTRANCE HALLWAY Stairs to landing.

LANDING Cupboard with gas boiler for central heating and domestic hot water. Access to insulated loft space with loft ladder. uPVC door onto private balcony.

LOUNGE/DINER - 4.72m x 3.51m (15'5" x 11'6") Fireplace. uPVC bay window. Central heating radiator.

KITCHEN - 2.57m x 2.11m (8'5" x 6'11") Range of high gloss fitted range of wall and base units incorporating breakfast bar. Integrated oven and hob with extractor fan above. Washer/dryer.

BEDROOM There is a large double bedroom with built in wardrobes to one alcove and a double-glazed window to rear aspect overlooking the gardens.



SHOWER ROOM Large shower cubicle with electric shower, vanity basin and low level WC. Tiled. uPVC double glazing.

OUTSIDE Parking space.

REAR GARDEN Large garden shed onto rockery and patio area.

MATERIAL INFORMATION Tenure: Leasehold. Service Charge and Ground Rent: 50/50 share. Length Of Lease: 956 years remaining.

Address 'Cedar Road, Preston, Paignton, TQ3 2DB'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '75 | C'

Contact Details

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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.