



8 Sands Road, Paignton, TQ4 6EH

Guide Price: £220,000

Tenure: Leasehold



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A beautiful and very well positioned two bedroom luxury apartment situated close to Paignton beach with a modern kitchen, lounge/diner, 2 well proportioned bedrooms, master en-suite, wet room, balcony/terrace and access to communal gardens.

- A stunning 2 bedroom luxury apartment
- Ground floor with access to gardens
- Glazed balcony/patio
- Modern kitchen with integrated appliances
- Open plan lounge/diner
- Master bedroom with en-suite
- Spacious wet room (disabled friendly)
- Secure parking with electric gates
- Internal viewing a must
- EPC - TBA



Luxury 2 bed apartment in close proximity to Paignton beach and local amenities. Benefits from a modern kitchen, master en-suite, wet room and balcony/terrace.

A stunning and very well positioned 2 bedroom ground floor luxury apartment, situated only a short distance away from Paignton seafront and harbour.

This property offers excellent access to all surrounding amenities, bus routes and train links. The accommodation is very well laid out and comprises of an open plan lounge/diner, a modern kitchen, two well proportioned bedrooms with the master being en-suite. There is a disabled friendly wet room and to the outside there are communal gardens and a balcony/ground floor terrace.



There is secure parking via locked gates on site and the property has recently had improvements like new carpets, new boiler and general decor.

Agents note: Ground rent (estate and management) £200/ 6 months. Management fees £900/ 6 months. AST letting permitted, no holiday letting permitted.

An internal viewing is an absolute must to fully appreciate the accommodation on offer.



What3Words

UPRN:

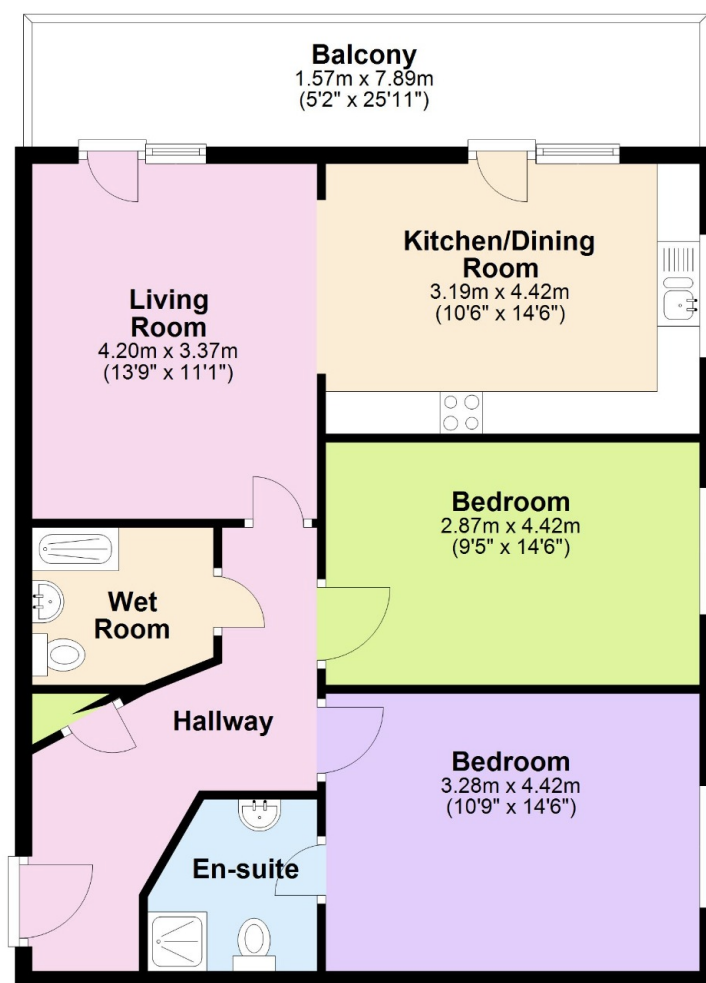
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Agents Notes:

Ground rent (estate and management) £200/ 6 months.
Management fees £900/ 6 months. AST letting permitted, no holiday letting permitted.

Ground Floor

Approx. 75.2 sq. metres (810.0 sq. feet)



Total area: approx. 75.2 sq. metres (810.0 sq. feet)

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If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

