



**North Rocks Road, Paignton**

Paignton

Guide Price **£325,000**

ABSOLUTE



## North Rocks Road

Paignton,

Exciting project near Broadsands Beach - 2-bed detached house awaiting modernisation. Spacious living/dining area, garden, garage, and off-road parking. Enclosed garden with terrace and sea views. Ideal seaside retreat opportunity! Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Highly desirable location near Broadsands Beach
- Detached two bedroom house with potential to make your own stamp
- In need of modernisation throughout
- Fitted kitchen
- Living/dining room with access on to the side garden
- Within walking distance of local shops & bus stops
- Bar area and rear access to the garage
- Downstairs shower room/WC
- Front and side garden
- Garage and off road parking



## North Rocks Road

Paignton,

The property is located in a popular road which is not far to the beautiful beach and fabulous coastline. There is a choice of shops at the top of Broadsands Road including a general store, post office and cafes. There are frequent bus services on the Dartmouth Road connecting the nearby town of Brixham, Torquay and Newton Abbot. Paignton town centre is just under 3 miles away, with its array of shops, cafes and restaurants. Paignton has a branch railway station, which connects to the mainline station in Newton Abbot.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>



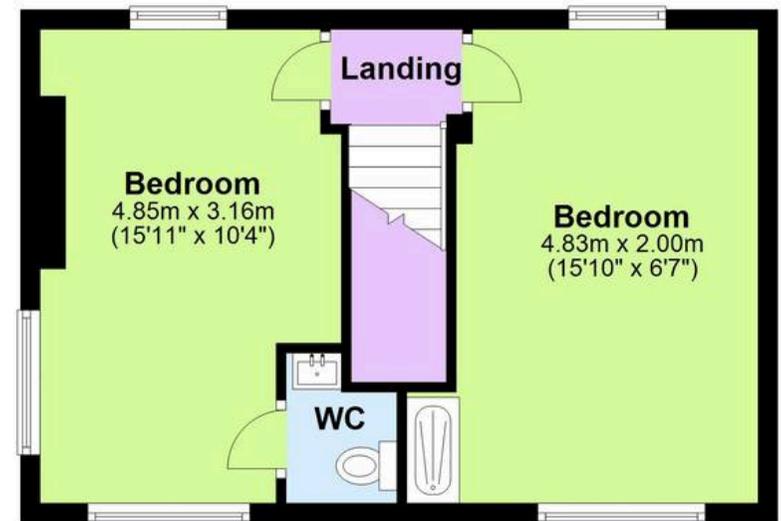
### Ground Floor

Approx. 75.4 sq. metres (811.4 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 112.2 sq. metres (1207.6 sq. feet)

Approx  
Plan produced using PlanUp.

