



28 St. Pauls Road  
Paignton TQ3 2DG  
£165,000

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2



1



1



**Winfields**  
Sales & Lettings

- 2 Double bedrooms
- Kitchen
- uPVC Double glazing
- Ground floor
- Off road parking for 2 cars
- Shower room
- Desirable location
- Great size rooms
- Gas central heating
- Chain-free

#### **Entrance hall -**

Carpeted flooring. Coved ceiling. Decorative ceiling rose. Gas central heating radiator. Doors to :-

#### **Kitchen -**

UPVC double glazed window and door overlooking and leading to the rear garden. Range of kitchen units with rolled edge worksurfaces and tiled splashbacks. Integrated oven and hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Boiler. Gas central heating radiator. Door to :-

#### **Shower room -**

Coved ceiling. UPVC double glazed windows to the side and rear of the property. Pedestal wash hand basin. Low level WC. Double width shower cubicle with mixer shower. Extractor fan. Part tiled walls. Heated towel rail.

#### **Living room -**

UPVC double glazed window overlooking the front of the property. Coved ceiling. Decorative ceiling rose. Feature fire place. Gas central heating radiator. Carpeted flooring.

#### **Bedroom 1 -**

UPVC double glazed bay window overlooking the front of the property. Coved ceiling. Decorative ceiling rose. Gas central heating radiator. Carpeted flooring.

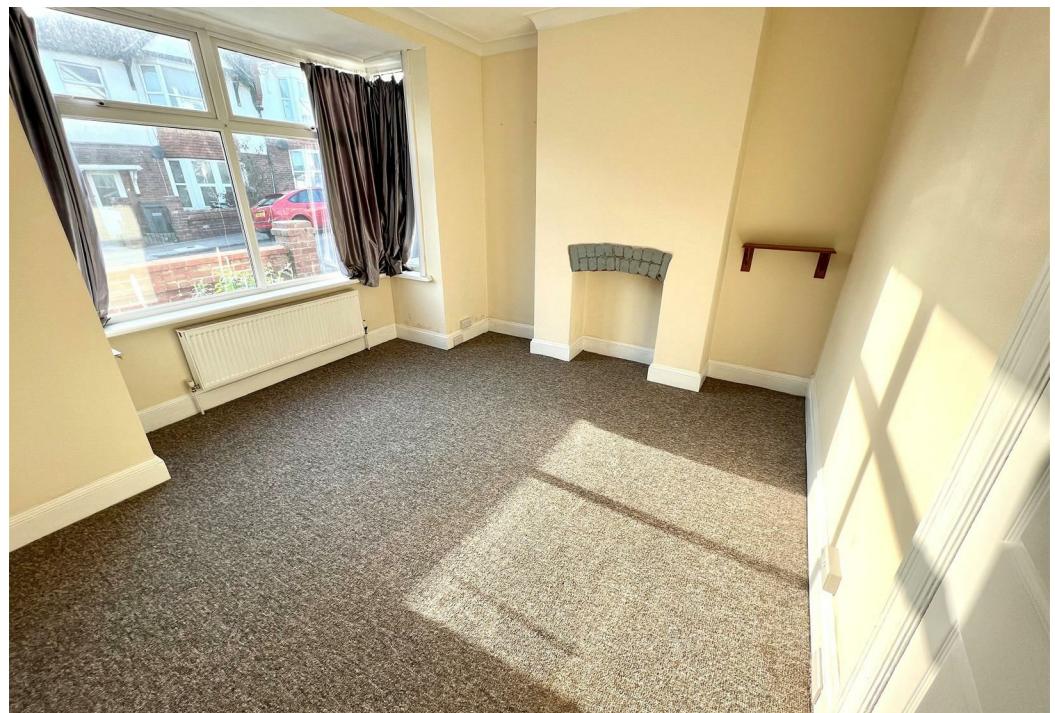
#### **Bedroom 2 -**

UPVC double glazed window overlooking the rear garden. Coved ceiling. Decorative ceiling rose. Gas central heating radiator. Built-in wardrobes.

#### **Agents notes -**

Council TAX Band B. We are told it is Leasehold with 999 years from 1975 with maintenance being split 50/50 with the upstairs flat on an as and when basis.





## FLOOR PLAN & E.P.C.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC 

# Winfields

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