



Ground Floor Flat, 83 Totnes Road

Paignton TQ3 3RS

£120,000

**Winfields**  
Sales & Lettings

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## \*\* INCOME POTENTIAL \*\*

- Convenient Location
- Close to local Rail and Bus routes
- Walking distance to Local Shops and Amenities
- Enclosed Rear Courtyard Garden

### Entrance Hallway

#### Lounge

13'3" x 11'1"

The lounge is a cozy and inviting space, featuring a large window positioned at the rear of the property. This window offers a clear and pleasant view of the rear courtyard, allowing natural light to pour into the room and creating a bright, airy ambiance during the day.

The flooring is fully carpeted in a soft, neutral tone, adding warmth and comfort underfoot. The carpet complements the overall decor, enhancing the relaxed, homely atmosphere. The walls are painted in a light, understated shade, keeping the focus on the view outside and the comfort within.

Perfect for quiet afternoons or hosting guests, the lounge balances functionality with a calm, restful feel.

#### Kitchen

10'11" x 8'1"

This modern kitchen boasts a sleek and contemporary design, featuring a stylish selection of white wall and base units that offer ample storage while enhancing the bright, clean aesthetic. Complementing the cabinetry are striking black marble-effect worktops that add a touch of elegance and contrast. A stainless-steel single drainer sink with a modern mixer tap is set beneath a window overlooking the side yard, providing natural light and a pleasant view while working at the sink. The walls are partly tiled to splashback level, offering both practicality and a refined finish, while durable tiled flooring runs throughout the space, ideal for everyday use. The layout includes designated spaces for a cooker and a fridge freezer, ensuring functionality and convenience. A wall-mounted boiler is neatly installed, and a glazed PVC door at the rear allows direct access to the courtyard, bringing in additional light and ventilation to this thoughtfully designed kitchen.

### **Bedroom**

14'1" x 12'1"

The room is generously sized, easily accommodating a double bed with ample space for additional furnishings. The focal point is the large bay window, which spans the width of the front wall and extends outward in a graceful curve. This architectural feature not only enhances the room's aesthetic appeal but also allows for panoramic views of the front garden or street below.

### **Bathroom**

5'8" x 2'6"

The bathroom is designed in a clean, modern style with a bright and airy feel. Dominated by a crisp white colour palette, the walls are finished with sleek white tiles that reflect natural light, enhancing the sense of space. A contemporary whitewash basin is seamlessly set into a built-in cupboard, providing both style and practical storage. The white WC sits neatly nearby, complementing the minimalist aesthetic.

A glass-fronted shower cubicle is fitted with an electric shower, offering convenience and efficiency. A modern radiator, mounted on the wall, adds warmth and comfort.

Two glazed windows at the rear of the property let in plenty of natural light, adding to the room's brightness.

### **Rear Outside Space**

A charming and private rear courtyard, fully enclosed for added privacy and security. The space features a practical combination of paved and AstroTurf areas, offering both low-maintenance greenery and hard surface underfoot. Ideal for relaxing or entertaining, there's ample room for an outdoor table and chairs, making it perfect for al fresco dining or enjoying a quiet morning coffee. A versatile and inviting outdoor retreat that seamlessly blends style and function.



## 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>	64	
(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**

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