



Flat 3 Eugene Road
Paignton TQ3 2PF
£190,000



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£190,000



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Winfields
Sales & Lettings

- Fantastic Location
- Stones throw from local Beach
- Close to local shops and bus routes
- No onward chain

Hallway

11'1" x 7'8"

The hallway is modest and functional, with pale green walls that lend a calm, slightly calming feel to the space. A beige carpet runs the length of the space. On one side, there's a storage cupboard with wooden shutter effect doors that houses the fuse box, neatly tucked away.

Further along the hallway, there are doors leading off to the bedrooms and the bathroom, each made of hardwood. A wall-mounted phone for the communal door entry system is positioned at a convenient height near the entrance. The overall atmosphere is quiet and unassuming, practical but with a touch of warmth from the soft colour palette.

Lounge

13'11" x 12'5"

Imagine stepping into a serene, open-plan lounge where neutral tones set a calming, sophisticated atmosphere. The walls are painted in soft shades of

green, while the floor laid with beige carpet

One of the standout features is the stunning floor-to-ceiling windows that stretch across the rear wall, blurring the boundary between indoors and out. These windows flood the space with natural light and offer an uninterrupted view of the balcony, which feels like an extension of the lounge. Beyond the balcony, your eyes are drawn to the lush, well-kept communal garden—a peaceful green oasis framed by mature trees and carefully tended shrubs. It's a perfect blend of modern interior design with a gentle nod to nature.

Kitchen

20'1" x 6'9"

This contemporary kitchen is beautifully designed with a sleek and cohesive aesthetic, featuring a generous selection of wall and base units in a soft pale dove grey finish. These cabinets offer ample storage while maintaining a clean, modern look. The grey speckle-effect worktops

complement the cabinetry perfectly, adding a touch of natural texture and durability.

A built-in sink is seamlessly integrated into the worktop and is paired with a stainless-steel mixer tap, complete with a pull-down spring spout for added functionality and professional style. The splashback area is finished with a charming mix of white and green metro tiles, arranged in a classic brick pattern, providing a subtle pop of colour and a crisp contrast to the grey tones.

Modern appliances are thoughtfully integrated, including a built-in oven and microwave neatly stacked for convenience, a built-in ceramic hob with a sleek, flat surface, and designated space for a tall fridge freezer and washing machine, ensuring practicality without sacrificing style. A wall-mounted Worcester boiler is discreetly positioned, maintaining the clean lines of the kitchen while offering efficient heating and hot water.

The flooring is finished with stone-effect tiles, offering both durability and the elegant look of natural stone underfoot. Natural light floods the space through a window overlooking the rear, while double sliding doors open out onto a balcony, enhancing the sense of openness and making the kitchen feel even more spacious and inviting.

Bathroom

5'5" x 6'0"

The bathroom exudes a clean, contemporary style with a striking palette of blue and white. The walls are fully tiled in alternating bands of glossy blue and white metro tiles, arranged in a classic brick pattern.

A white close-coupled WC sits neatly in one corner, adjacent to it, a full-size white bathtub spans the length of one wall. The bath is fitted with a chrome waterfall mixer tap, which delivers water in a smooth, cascading flow, enhancing the sense of modern luxury.

The white ceramic sink is integrated seamlessly into a high-gloss white vanity unit, which provides concealed storage while maintaining a streamlined look

The flooring is fully tiled, matching the high-quality feel of the room.

Master Bedroom En-Suite

5'5" x 4'9"

This modern bathroom features a clean, stylish design with a refreshing

blue and white colour palette. The walls are fully clad in glossy metro tiles, laid in a classic brick pattern. These tiles alternate between crisp white and deep blue, reaching all the way up to ceiling height for a bold yet timeless aesthetic.

In one corner stands an enclosed shower unit, framed subtly in chrome for a minimalist feel. The white WC (toilet) has a smooth, contemporary design with a slimline cistern, keeping the look uncluttered.

Adjacent to the shower is a white high gloss sink unit, which includes a built-in basin and integrated storage below.

The floor is tiled throughout in a neutral stone finish.

Bedroom 2

16'1" x 6'8"

A double bedroom with green walls and a beige carpet exudes a calm and natural ambiance. The walls are painted in a soft, earthy green, bringing a refreshing yet cozy atmosphere to the space. The beige carpet underfoot adds warmth and comfort,

A window on one side of the room overlooks the front of the property, allowing natural light to brighten the space during the day.

Bedroom 1

17'2" x 8'7"

The double bedroom has green-painted walls that bring a sense of calm and freshness to the space. A beige carpet covers the floor, adding warmth and a neutral contrast to the vibrant walls. On one side of the room, there is a built-in double wardrobe.

A large window overlooks the front of the property, allowing in plenty of natural light and offering a pleasant view.

To one side, a door leads to a private ensuite bathroom, offering convenience and added privacy.

Communal Garden and Parking

The communal garden is a shared green space designed to offer a pleasant, landscaped environment for residents. It features a variety of mature shrubs and small to medium-sized trees, which provide both privacy and a sense of natural tranquillity.

Adjacent to the garden is a discreet off-road private parking area with space for a single car. The parking spot is neatly integrated into the setting.





FLOOR PLAN & E.P.C.

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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