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Flat 2, 13 Courtland Road, Paignton, Devon TQ3 2AB

\*GUIDE PRICE £70,000+



A one bedroom apartment set in the coastal town of Paignton, benefitting from off-road parking. Ideal as a buy to let investment.

#### DESCRIPTION

A first floor one bedroom spacious apartment set in close proximity to Victoria Park and Paignton town centre. The property comprises communal entrance hall with storage cupboard, kitchen, living room with feature fireplace, double bedroom and bathroom. This property benefits from high ceilings, gas central heating and a parking space.



Ground Floor



#### LOCATION

This property is located on Courtland Road close to Victoria Park and Paignton town centre. Paignton is a seaside town on the coast of Torbay in Devon, with a bustling town centre, coastal paths and harbour. There are also bus and rail links to neighbouring towns including Torquay, Brixham and Newton Abbot.

#### ACCOMMODATION

**Entrance** Communal hallway, stairs to the first floor.

**Apartment** Entrance hallway, lounge, kitchen, inner hallway to the bedroom and bathroom.

**Outside** To the rear of the property is an allocated parking space.

#### NOTE

The property was previously tenanted for £550pcm/£6,600pae and is now vacant.

#### EPC

Energy Efficiency Rating – D

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.