



**Description**

A two bedroom first floor flat situated in the popular Preston area of Paignton and conveniently situated for both local shops and sandy beach. The apartment offers spacious living accommodation with sitting room, kitchen/diner, utility room and bathroom, along with the freehold of the building with the ground floor flat paying a peppercorn ground rent. The flat is currently let on a rolling AST, generating a modest income of £550pcm/£6,600pae, The flat previously had a Grant of Conditional Planning Approval under application number P/2010/0013 for 'Conversion of existing roof area to form 2 bedroom and en-suite for upper floor flat with roof lights to side elevation'. Interested parties must make and rely upon their own planning enquiries of Torbay Planning Department as to if this permission could be reinstated.

**Situated**

Preston is a highly sought after area being famous for its sandy beach, local shops, primary school and leisure facilities, with further facilities and amenities available at nearby Paignton and Torquay.

**Ground Floor**

Shared entrance hallway with stairs rising to the first floor.

**First Floor**

Entrance hall, sitting room, kitchen/diner, utility room, two bedrooms and bathroom.

**Viewings**

Strictly by prior appointment only with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

TBC



**Council Tax Band**

B

