

Fairlawns, 10, Elmsleigh Park

STAGS

Fairlawns, 10,

, Paignton, TQ4 5AT

Exeter 25 miles Dartmouth 8 miles Totnes 6 miles

A ground floor two bedroom apartment close to Paignton's coast.

- Two Spaciouse Bedrooms
- Allocated Off-Street Parking
- Ground Floor Apartment
- Close to Amenities & Transport
- EPC: D
- NO CHAIN
- Large bay Window
- Large Reception/Living Room
- TENURE: Leasehold (974 Years Remaining)
- COUNCIL TAX BAND: C

Asking Price £160,000

DESCRIPTION

This spacious ground floor apartment offers approximately 750 sq. ft. of well-proportioned accommodation, making it an excellent choice for first-time buyers, downsizers, or investors alike. Benefitting from its own private entrance and allocated off-street parking, the property combines convenience with comfortable modern living.

At the heart of the home is an impressive sitting room measuring over 19ft in length, providing a bright and versatile living space with ample room for both lounge and dining furniture. Large windows allow plenty of natural light to flood the room, creating a welcoming atmosphere throughout the day.

The separate fitted kitchen is conveniently positioned off the entrance hall and offers a practical layout with a range of storage and worktop space. The apartment's thoughtful design ensures excellent separation between the living and sleeping accommodation, ideal for everyday living and entertaining.

There are two bedrooms, including a generous principal bedroom measuring over 12ft by 12ft, providing plenty of space for wardrobes and additional furnishings. The second bedroom is suitable as a guest room, home office or nursery, while a contemporary shower room serves the property.

Located on the ground floor for ease of access, this well-presented apartment also benefits from allocated off-road parking and a practical layout throughout. Offering spacious accommodation, low-maintenance living and excellent convenience, this property is sure to appeal to a wide range of purchasers and an early viewing is highly recommended.







LOCATION

Situated in the sought-after Elmsleigh Park area of Paignton, this apartment enjoys a convenient position within easy reach of the town's excellent amenities and beautiful coastline. Paignton town centre is approximately half a mile away, offering a wide range of independent shops, supermarkets, cafés, restaurants and everyday services. Paignton Railway Station is also nearby, providing direct links across the region and beyond.

The golden sands of Paignton Beach and the bustling seafront are within roughly a 10 to 15-minute walk, where residents can enjoy the promenade, pier and stunning bay views. The area forms part of the renowned English Riviera, celebrated for its mild climate, picturesque coastline and wealth of leisure opportunities.

A variety of popular attractions are close at hand, including Paignton Zoo Environmental Park, one of the country's leading zoological parks, and Splashdown Quaywest waterpark, offering family entertainment throughout the season. Goodrington Sands, with its beach café, watersports and coastal walks, is also readily accessible from the property.

For those who enjoy outdoor pursuits, the South West Coast Path can be reached nearby, providing spectacular walks along the Devon coastline towards Torquay and Brixham. The surrounding area also benefits from numerous parks, green spaces and recreational facilities, making it an appealing location for both permanent residents and holiday homeowners.

Combining coastal living with everyday convenience, this well-positioned apartment offers easy access to beaches, shopping facilities, transport links and some of the English Riviera's most popular attractions, creating an ideal setting for a relaxed seaside lifestyle.

UTILITIES

MAINS:
Gas, Electricity, Water & Drainage

Mobile Coverage:
EE (Outstanding) - O2 (Good) – Three (Outstanding) – Vodafone (Outstanding)

Broadband speed:
Basic (ADSL) 16mb - Superfast (FTTC) 43mb - Ultrafast (FTTP) 1800mb
(Dependant on package & Provider)

SCHOOLS & TRANSPORT

Schools:
Hayes School - 0.5mi
Paignton Academy - 0.8mi
South Devon College - 1.5mi
Churston Ferrers Grammar School Academy - 2.5mi

Transport:
Dartmouth Road Bus Stop - 374ft
The Big Tree Fisher Street Bus Stop - 0.1mi
Paignton Train Station - 0.3mi

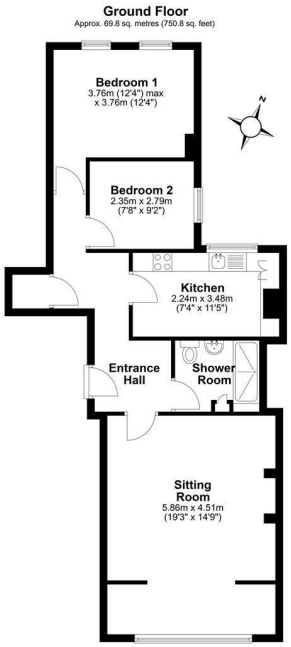




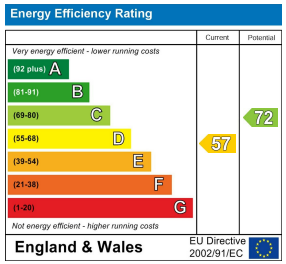


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





Total area: approx. 69.8 sq. metres (750.8 sq. feet)



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