



- A well presented semi detached house located in the popular area of Preston, Paignton
- currently arranged as two flats with separate entrances
- Two bedroom ground floor flat with direct access to outside decked area
- One bedroom first floor self contained flat
- Potential to turn back into one four bedroom property with two reception rooms
- Off road parking for two cars
- Generous rear garden with large storage shed
- Possible extended family home with income or investment

Our View "Property with potential for generational living, rental income or an investment opportunity. Must be seen."

A very well presented semi detached house arranged as two flats with a two bedroom ground floor and one bedroom first floor with off road parking and garden

Located in the desirable area of Preston in Paignton, this property offers a fantastic opportunity for a variety of buyers. Currently arranged as two separate flats with their own entrances, this well-presented semi-detached house is perfect for extended families, those looking to generate an additional income with a home, or investors seeking a new venture.



The ground floor flat comprises two spacious bedrooms, making it ideal for a small family or those wanting extra space. With direct access from the double aspect lounge to a decked outdoor area, this flat provides a seamless transition from indoor to outdoor living, you also have a modern fitted kitchen with newly installed roof lantern and rear window with views over the garden, modern fitted bathroom with suite comprising of bath, large shower and low level WC. There is also the added bonus of a separate cloakroom with WC and wash hand basin which make this a very comfortable and convenient space to live.

The first-floor self-contained flat boasts a generous bedroom, bay fronted living room, stunning bathroom and practical kitchen providing a comfortable and private living space for an individual or couple. This flat offers ample natural light, allowing for a bright and airy atmosphere throughout.

Off road parking is available for up to two cars, ensuring convenience for residents and their visitors. Additionally, the property benefits from a generous south facing rear garden which gets the sun all day, with plenty of space for outdoor activities. A large storage shed is also present, providing ample space for any tools or equipment. There is also motorcycle access to the rear garden, garage and shed.



With its versatile layout, this property offers endless potential. Whether you are looking to accommodate extended family members, generate rental income, or make a solid investment, this semi-detached house is an excellent choice.

In summary, this well-presented semi-detached house in the sought-after area of Preston, Paignton, offers the perfect balance of space, convenience, and potential. With two flats, ample parking, a generous rear garden, and the option for extended families or rental income, this property is an attractive opportunity for a variety of buyers. Do not miss the chance to make this exceptional property your home.

EPC Ground Floor Flat (49 Higher Polsham Rd) - C
EPC First Floor Flat (49A Higher Polsham Rd) - D

Each flat is currently assigned Council Tax Band A for the period 01/04/2023 to 31/03/24 financial year is £1421.83

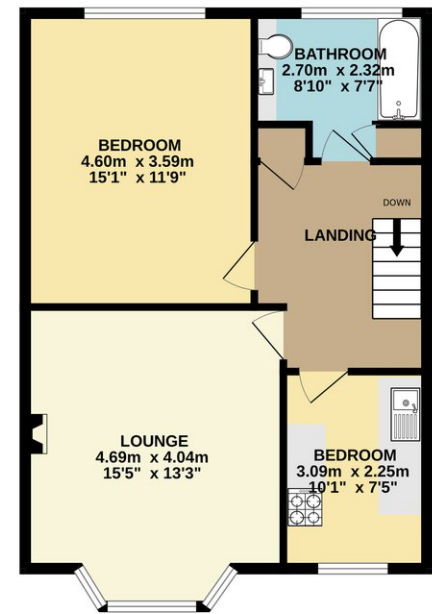
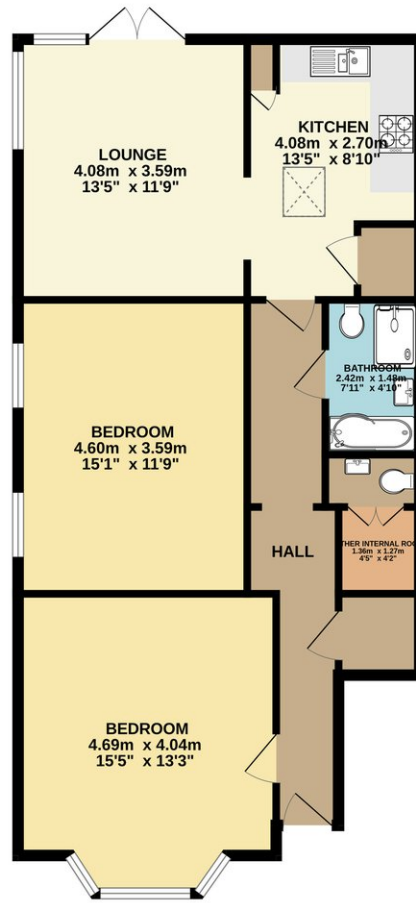


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
77.5 sq.m. (835 sq.ft.) approx.

1ST FLOOR
55.8 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA: 133.3 sq.m. (1,435 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ref: WTW-91075749

Tenure: Freehold

01803 390000

Higher Polsham Road, Paignton

Asking Price £375,000

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