



Dartmouth Road, Paignton, TQ4 5HT

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# £195,000 Leasehold

A beautifully presented **TWO BEDROOM MAISONETTE** that combines character, space, and a highly convenient coastal location.

Situated just a short walk from the golden sands of Goodrington Beach and within easy reach of Paignton town centre, this property is ideally positioned for enjoying the best of seaside living while remaining well connected to the surrounding areas of Torbay.

The property is set back from the road and approached via a sweeping driveway that leads to a designated parking area with numbered spaces, providing residents with practical parking.

The communal grounds surrounding the building are particularly attractive, being well maintained and offering a pleasant sense of arrival.

A communal entrance, accessed via a small number of steps, leads to Flat 4.

Upon entering the maisonette, a smart composite fire door opens into a welcoming entrance hall. This space is both practical and inviting, offering ample room for coats and shoes, along with a useful understairs cupboard for additional storage. From here, a staircase rises to the upper floor, while the layout immediately conveys the feeling of a well-planned and comfortable home.

The main living accommodation is light and airy which also benefits from high ceilings giving a great sense of space and light. The dual-aspect lounge forms a real highlight, natural light floods the room from multiple directions, creating a bright and pleasant environment ideal for both relaxing and entertaining, it a versatile and comfortable living space.

The kitchen/dining room is of a good size and thoughtfully designed. It is fitted with cream-faced wall and base units that provide plenty of storage, complemented by contrasting black worktops that add a modern touch. A built-in oven and hob with a cooker hood over are neatly integrated, while there is ample space for additional appliances. The dining area allows room for a table and chairs, making it perfect for everyday meals. A bay window to the side aspect adds further character and natural light to this appealing room.

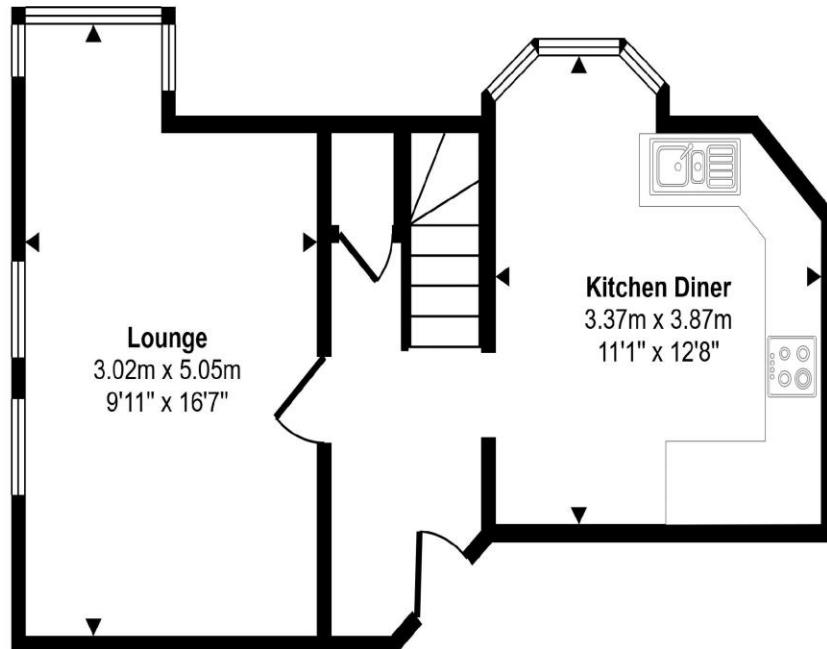
On the upper floor, the maisonette offers two well-proportioned double bedrooms. Both rooms feel spacious and comfortable, with one bedroom benefiting from a feature fireplace, which adds charm and period character. Completing the accommodation is a modern shower room with W.C, fitted with a stylish double-sized walk-in shower, creating a contemporary and practical space.

Overall, this is an attractive and well-presented maisonette that would suit a range of buyers, whether as a main residence, holiday home, or investment property. Its combination of generous accommodation, well-kept surroundings, parking, and excellent location close to the beach, town centre, and public transport makes it a highly appealing opportunity.

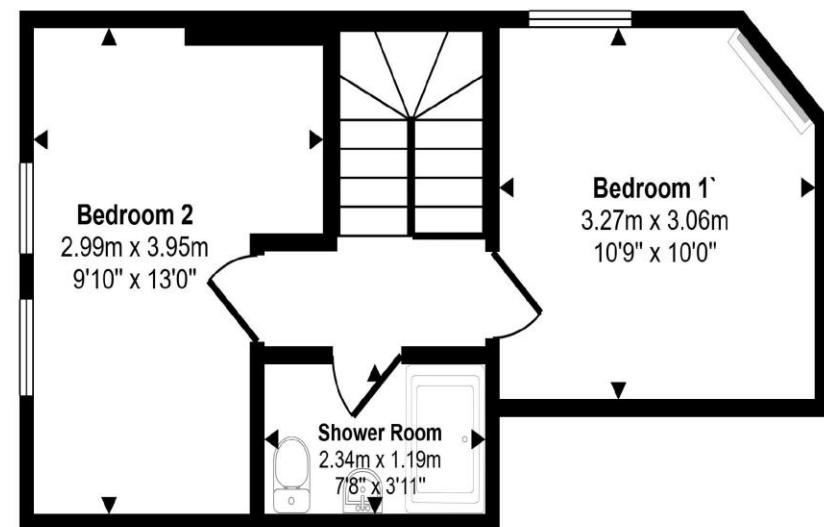
The lease was issued in 2004 on a long 999 year term. Each owner has 1/9th of the Freehold. The management company is run by Revelstoke Management Company and the current monthly maintenance fee is £80 per month. This covers buildings insurance, exterior maintenance of the building, gardens and hedges and driveway/parking spaces, and window cleaning. Pets permitted. Shorthold letting permitted.



Approx Gross Internal Area  
61 sq m / 657 sq ft



Ground Floor  
Approx 32 sq m / 347 sq ft



First Floor  
Approx 29 sq m / 309 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and mobile performance is: THREE 82% / EE 78% / VODAPHONE 70% / o2 64%  
NOTE; The property is owned by a relation of a member of staff at Eric Lloyd & Co estate agents.

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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