



Grange View | Paignton | TQ4 7JF

GUIDE PRICE OF £425,000 - £450,000

A substantially sized detached family home that offers bundles of space and potential. The property comprises of a welcoming entrance hallway, a large living room that opens into the dining area perfect for entertaining, a fitted kitchen, a useful downstairs cloakroom, three double bedrooms within the main house, a large family bathroom, a conservatory, a one bed self contained annexe perfect for independent living for a dependant family member or income potential, large rear gardens and off road parking for several vehicles. The home is perfectly positioned within easy reach of Roselands and White rock primary schools, Paignton academy, south Devon college, an array of supermarkets, restaurants, bus links and more.

- BREATHTAKING SEA VIEWS
- AMPLE OFF ROAD PARKING
- SUN SOAKED, LARGE REAR GARDENS
- ONE BEDROOM SELF CONTAINED ANNEXE
- SOUGHT AFTER LOCATION
- SUBSTANTIALLY SIZED ACCOMMODATION

ENTRANCE A UPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs leading down to the lower ground floor accommodation, stairs rising to the first floor, a UPVC double glazed window to the side and a gas central heated radiator.

LOUNGE An exceptionally large living room offering a vast amount of space. A log burning stove with a stone surround, tv point, double aspect UPVC double glazing to both the front and rear aspect with superb sea views across to Thatchers Rock, Torquay. Gas central heated radiator and an archway leading into:-

DINING ROOM A spacious dining room with space for a 6/8 seater dining table, UPVC double glazed sliding patio doors leading into the conservatory and a gas central heated radiator.

KITCHEN A sizeable fitted kitchen boasting a range of overhead, base and drawer shaker style units with roll edged work surfaces above. A 1 bowl porcelain sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and dishwasher, an integrated fridge freezer, tile backsplash, UPVC double glazed window with superb sea views and a gas central heated radiator.

CLOAKROOM A useful downstairs cloakroom comprising of a low-level flush WC and a wall mounted wash hand basin with fitted storage below, a UPVC obscure double glazed window, shaver points and a chrome heated towel rail.

CONSERVATORY A wonderfully spacious conservatory that makes an ideal further sitting room with breathtaking sea views across the bay. Triple aspect UPVC double glazing and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE A brilliantly large master bedroom that boasts space for an abundance of furniture, double aspect UPVC double glazed windows to both the front and rear aspect with again spectacular sea views. Gas central heated radiator.



BEDROOM TWO A further generously sized double bedroom again overlooking the rear gardens with sea views across the bay. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A third sizable double bedroom with superb sea views. UPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM An incredibly spacious family bathroom comprising a four piece suite of a low-level flush WC, his and his vanity wash hand basins with fitted storage below, a panelled bath unit and a further walk-in shower unit. Tiled walls, a UPVC double glazed window encapsulating the sea views across to Thatchers Rock and a chrome heater towel.

ANNEXE

A UPVC double glazed front door opens into a private entryway for the one bed self-contained annexe with doors leading to a bathroom and the ground floor accommodation and a gas central heated radiator.

KITCHEN/LOUNGE A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, space and plumbing for an electric cooker, washing machine, dryer and fridge freezer. The living room area offers a great amount of room with phenomenal sea views across to Thatchers rock. TV point, stairs rising to the first floor, UPVC double glazed window, a UPVC double glazed door leading out to the rear gardens and a gas central heated radiator.

BATHROOM A three-piece suite comprising of a low-level flush WC, a pedestal wash hand basin and a walk-in double shower unit. UPVC obscure double glazed window, tiled walls and a gas central heated radiator

FIRST FLOOR

BEDROOM A spacious double bedroom that can also be accessed through the main house. UPVC double glazed window overlooking the front aspect of the property and a gas central heated radiator.

OUTSIDE A phenomenally large rear garden that is predominantly laid to lawn with a further patio area perfect for outdoor dining and entertaining whilst admiring the incredible sea views across the bay. Under house storage areas, green house and water tap.

Address 'Grange View, Paignton, TQ4 7JF'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '62 | D'

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.