



Harbourne Avenue | Paignton | TQ4 7DU0

Offers Over £260,000

A three bedroom mid terraced house located in the desirable location of Roselands, Paignton. The property comprises a welcoming entrance hallway, a living room, a spacious kitchen/diner through to a sun room, a downstairs WC, three bedrooms, a family bathroom, enclosed and easy to maintain rear gardens and off road parking. The property is positioned in an ideal spot within a quiet cul-de-sac and is just a short walk from Roselands primary school, Paignton academy, supermarkets, food establishments, bus links and more.

- THREE BEDROOMS
- OFF ROAD PARKING
- ENCLOSED LEVEL REAR GARDENS
- SPACIOUS ACCOMMODATION
- ROSELANDS PRIMARY CATCHMENT
- CLOSE TO LOCAL AMENITIES

ENTRANCE A uPVC double glazed front door opening into a welcoming inner hallway, doors leading to the adjoining rooms, stairs rising to the first floor, an under stairs storage cupboard, telephone point and a gas central heated radiator.

LIVING ROOM - 4.72m x 3.36m (15'5" x 11'0") A generously sized living room overlooking the well-kept front gardens. Space for ample furniture, a feature gas fireplace and a uPVC double glazed bay window.

KITCHEN/DINER - 5.34m x 3.12m (17'6" x 10'2") A wonderfully large open plan kitchen/diner perfect for entertaining and modern day living. The kitchen comprises a range of overhead, base and drawer units with granite effect roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric single oven and electric ceramic hob. Space and plumbing for a washing machine and fridge freezer. Complimentary tile backsplash, uPVC double glazed window and a uPVC double glazed door leading out to the gardens. In the dining section there is space for a 6/8 seater dining table, a gas central heated radiator and an opening into the sun room.

SUN ROOM - 2.94m x 2.79m (9'7" x 9'1") A brilliantly sized sun room that opens into the kitchen/diner making it an ideal further reception room or playroom. Double aspect uPVC double glazed windows. uPVC double glazed French doors leading out to the gardens.

Address 'Harbourne Avenue, Paignton, TQ4 7DU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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WC A low level flush WC, a wall mounted wash hand basin and a uPVC obscure double glazed window.

FIRST FLOOR

BEDROOM ONE - 4.29m x 2.69m (14'0" x 8'9") A wonderfully large master bedroom to the front aspect of the property again overlooking the well maintained front gardens. Space for an abundance of furniture, built in wardrobes and drawers, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.35m x 2.83m (10'11" x 9'3") A further generously sized double bedroom to the rear aspect of the home. Built in wardrobes and drawers, uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 3.34m x 2.58m (10'11" x 8'5") A great sized third bedroom that could alternatively be utilised as a study/office. uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom comprising a four piece suite of a low level flush WC, a pedestal wash hand basin, a fitted bath unit and a further shower unit. Complimentary tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE An enclosed and easy to maintain rear garden that boasts two sizeable decking areas as well as two further patio sections perfect for outdoor dining and entertaining. Flower bed borders to the rear of the garden, a variety of mature shrubs, gate access to the access lane and a water tap. Off road parking for a vehicle on a block paved driveway with a side front garden to the side laid to lawn with a raised flower bed with a selection of mature shrubs and plants.

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.