



Totnes Road | Paignton | TQ4 5LD

Asking Price Of £160,000

A three bedroom semi detached house located within a stones throw of Paignton town centre. The property comprises of an entrance porchway, a dining room, living room, kitchen, three bedrooms, bathroom and a rear courtyard garden. The home is served by an array of amenities such as local shops, supermarkets, schools, doctors and pharmacies, bus services, Paignton town centre and more. The property is being offered with no onward chain.

- THREE BEDROOMS
- REAR GARDEN
- CENTRAL LOCATION
- NO CHAIN
- DOUBLE GLAZING

**ENTRANCE** A wooden front door leading into the inner porchway. Overhead pendant lighting, dado rails and secondary door leading into:-

**DINING ROOM** - 3.53m x 3.4m (11'7" x 10'14") A spacious dining room to the front aspect of the property. Space for a six seater dining table. uPVC double glazed window. Gas central heating radiator.

**LOUNGE** - 5.56m x 3.43m (18'3" x 10'15") A generous sized living room with space for an abundance of furniture. Double aspect windows allowing a vast amount of light to beam through. TV and internet points. Gas central heating radiator.

**KITCHEN** - 3.2m x 2.24m (10'6" x 7'4") A range of wall mounted, base and drawer units. Granite effect roll edged work surfaces over, a 1 bowl stainless steel sink and drainer unit, space for a fridge/freezer, washing machine and oven. Tile back splash, a large understairs storage/pantry cupboard here the fuse box and electric metre can be located. uPVC double glazed window, uPVC double glazed French door leading out to the courtyard garden.

**BEDROOM ONE** - 3.99m x 3.2m (13'1" x 10'6") An incredibly spacious master bedroom with a large amount of space. uPVC double glazed window. Gas central heating radiator. Space for a built in wardrobe.



**BEDROOM TWO** - 3.71m x 3.58m (12'2" x 11'9") Another wonderfully sized double bedroom to the front aspect of the property. uPVC double glazed window and gas central heating radiator. Built in cupboard.

**BEDROOM THREE** - 2.82m x 2.16m (9'3" x 7'1") A large single bedroom to the side aspect of the home. uPVC double glazed window and gas central heating radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath tub with shower attachments over and a protective glass screen. Single glazed windows, extractor fan and a gas central heating radiator.

**OUTSIDE** To the rear of the property is a sun soaked courtyard garden that is predominately laid out to concrete for ease of maintenance.

Address 'Totnes Road, Paignton, TQ4 5LD'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '63 | D'

### Contact Details

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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.