



Southfield Road | Paignton | TQ3 2SW

Asking Price Of £395,000

A well presented and substantially sized four bedroom semi detached Victorian home. This wonderful property comprises of a welcoming entrance porch that opens into a wide entrance hallway, a spacious living room, a separate dining room, a large kitchen, utility room, a downstairs cloakroom, four sizable bedrooms, a luxurious family bathroom, large sun soaked rear gardens, off-road parking and garage as well as a spacious cellar. This character filled home is perfectly located within a short and level walk of Oldway and Sacred Heart primary schools, Paignton town, Oldway mansions, Paignton seafront, bus and train links, shops and much more.

- VICTORIAN PERIOD PROPERTY
- LARGE ACCOMMODATION
- PICTURESQUE REAR GARDENS
- GARAGE AND OFF ROAD PARKING
- CLOSELY LOCATED TO AN ARRAY OF AMENITIES
- FOUR BEDROOMS

ENTRANCE PORCH A wonderfully wide and welcoming entrance porchway with ample room for shoe and coat storage, wall mounted lighting, tiled floors, uPVC double glazed windows and a secondary door opening into:-

HALLWAY A welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

LIVING ROOM - 5.05m x 3.95m (16'6" x 12'11") A wonderfully spacious living room with ample room, a feature cast iron open fireplace with original wooden surround, uPVC double glazed windows and a uPVC double glazed door leading out to the picturesque rear gardens. Gas central heated radiator.

KITCHEN - 4.46m x 2.9m (14'7" x 9'6") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a range gas cooker with 8 ring gas hob and extractor hood above. An integral fridge freezer and dishwasher, deep pantry cupboards, uPVC double glazed window and a gas central heated radiator.

UTILITY ROOM - 3.22m x 2.42m (10'6" x 7'11") A sizeable utility room boasting space and plumbing for a washing machine and dryer, a deep fitted storage cupboard housing the combination boiler and a uPVC double glazed door leading out to the rear.

DINING ROOM - 4.25m x 2.92m (13'11" x 9'6") A generously sized dining room to the front aspect of the property. A feature electric fireplace, two uPVC double glazed windows and a gas central heated radiator.

Address 'Southfield Road, Paignton, TQ3 2SW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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CLOAKROOM A low level flush WC, a wall mounted wash hand basin with fitted storage below and a white heated towel rail.

FIRST FLOOR

BEDROOM ONE - 4.27m x 2.93m (14'0" x 9'7") A brilliantly large master bedroom to the front aspect of the property with space for a vast amount of furniture. Two uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.74m x 3.22m (12'3" x 10'6") A further spacious double bedroom overlooking the picturesque rear gardens. Decorative cast iron fireplace, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.42m x 2.84m (11'2" x 9'3") A sizeable third double bedroom again to the rear aspect of the property offering ample room. uPVC double glazed windows and a gas central heated radiator.

BEDROOM FOUR - 3.6m x 2.28m (11'9" x 7'5") A generously sized fourth bedroom that could also make an ideal office/hobby room etc. uPVC double glazed window and a gas central heated radiator.

BATHROOM A four piece suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and work surfaces to the side, a roll top freestanding bath tub and a walk in corner shower unit. A uPVC double glazed window and a chrome heated towel rail.

OUTSIDE

CELLAR A large cellar accessed through the gardens with overhead lighting and electrical points.

REAR GARDEN A beautifully landscaped rear garden that has been thoughtfully designed by the current owners with a large patio and decking area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety 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.