



Bowland Close | Paignton | TQ4 7RT

Asking Price Of £269,950

A spacious three bedroom semi detached family home located within a quiet cul-de-sac in the sought after location of Roselands, Paignton. The property comprises of a welcoming entryway, a large living room, a modern kitchen/diner, three double bedrooms, a family bathroom, large sunny gardens and off road parking. The property is conveniently located within easy reach of Roselands and white rock primary, Paignton academy, south Devon college, an array of supermarkets, Devon retail park, bus links and more.

- SEMI DETACHED HOUSE
- HIGHLY DESIRABLE ROSELANDS LOCATION
- MODERN KITCHEN/DINER
- LARGE REAR GARDENS
- OFF ROAD PARKING
- QUIET CUL-DE-SAC

ENTRANCE A uPVC double glazed front door opening into a welcoming entrance hallway, overhead lighting, Telephone point and a secondary door opening into:-

LOUNGE/DINER - 5.3m x 3.93m (17'4" x 12'10") A wonderfully spacious living room to the front aspect of the property with space for ample furniture. Tv and internet points, stairs rising to the floor, uPVC double glazed window and a two gas central heated radiators.

KITCHEN/DINER - 6.33m x 2.97m (20'9" x 9'8") A beautifully modern kitchen/diner perfect for modern day living and entertaining with a range of overhead, base and drawer white units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric eye level double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and American fridge freezer, complimentary tile backsplash, space for a 6/8 seater dining table, uPVC double glazed windows, uPVC double glazed door and further French doors leading out to the gardens.

BEDROOM THREE - 3.34m x 2.1m (10'11" x 6'10") A sizeable third smaller double bedroom located on the ground floor of the property that would also make an ideal playroom/study etc. uPVC double glazed windows and gas central heated radiator.

#### FIRST FLOOR

BEDROOM ONE - 3.93m x 3.02m (12'10" x 9'10") A large master bedroom to the front aspect of the property with ample room for furniture. UPVC double glazed windows and a gas central heated radiator.



BEDROOM TWO - 3.93m x 2.94m (12'10" x 9'7") An incredibly spacious double bedroom overlooking the sunny rear gardens. Sea glimpses and woodland views, uPVC double glazed window 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 tiled bath unit with shower attachments above. Tiled walls, a wall mounted mirror fronted medicine cabinet, uPVC obscure double glazed window and a white heated towel rail.

OUTSIDE A large, sunny and enclosed rear garden that has been thoughtfully designed with a sizeable patio area perfect for outdoor dining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants. To the rear of the gardens is a large timber built work shop also.

PARKING Off road parking for 1/2 vehicles.

Address 'Bowland Close, Paignton, TQ4 7RT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | 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.