



Roselands Drive | Paignton | TQ4 7RB

Asking Price Of £315,000

A well presented four bedroom semi detached house located in the extremely desirable location of Roselands, Paignton. The home comprises of a welcoming entrance hallway, a spacious kitchen/diner, a large kitchen, four bedrooms with the ground floor bedroom being en-suite, a further family bathroom, off road parking and enclosed rear gardens. The property is ideally located within easy reach of Roselands and white rock primary, Paignton academy, south Devon college, an array of supermarkets and shops, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- WELL MAINTAINED REAR GARDENS
- LARGE KITCHEN
- SOUGHT AFTER ROSELANDS LOCATION

ENTRANCE HALLWAY A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, a deep under stairs storage cupboard, overhead lighting and a gas central heated radiator.

LOUNGE/DINER - 7.77m x 3.39m (25'5" x 11'1") A wonderfully large and light filled open living room/diner perfect for modern day living and entertaining. The rooms offer space for an abundance of furniture, TV and Internet points, a feature gas fireplace, double aspect uPVC double glazing with windows to the front overlooking the well manicured front gardens and uPVC double glazed sliding patio doors leading out to the rear. Thermostat heating control and Two gas central heated radiators.

KITCHEN - 4.87m x 4.83m (15'11" x 15'10") An incredibly spacious fitted kitchen boasting range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a five ring gas hob with extractor head above. Further integrated appliances such as a fridge freezer, dishwasher and washing machine. Tile backsplash, breakfast bar seating, uPVC double glazed window and a UPVC double glazed door leading out to the rear gardens.

BEDROOM FOUR - 3.82m x 2.47m (12'6" x 8'1") A spacious double bedroom located on the ground floor of the property offering ample space. uPVC Double glazed window, a gas central heated radiator and a door leading into:-

Address 'Roselands Drive, Paignton, TQ4 7RB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '73 | C'

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ENSUITE A sizable ensuite comprising of a low-level flush WC, a pedestal wash hand basin and a walk-in triple shower unit. Part tiled walls, extractor fan and a white heated towel.

FIRST FLOOR

BEDROOM ONE - 3.88m x 3.25m (12'8" x 10'7") A brilliantly large master bedroom to the front aspect of the property overlooking the sunny front gardens, space for ample furniture, a deep fitted storage cupboard, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.55m x 2.91m (11'7" x 9'6") A further generously sized double bedroom overlooking the rear gardens as well as a beautiful countryside view, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE- 2.92m x 1.98m (9'6" x 6'5") A spacious single bedroom with a deep fitted wardrobe, 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 panelled bath unit. Complementary tiled walls, two uPVC obscured double glazed windows and a white heated towel.

OUTSIDE A landscaped rear garden that boasts a sizeable patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn. Off road parking for 2/3 vehicles with a well manicured front garden to the side of the driveway that could allow for additional parking.

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.