



Roselands Drive | Paignton | TQ4 7RB

Asking Price Of £285,000

A spacious three bedroom semi detached family home located in the highly popular location of Roselands, Paignton. The property comprises of a welcoming entrance hallway, a large lounge/diner, a fitted kitchen, three sizeable bedrooms, a modern family bathroom, off road parking, a garage and sunny south west facing rear gardens. The home is ideally positioned within easy reach of primary and secondary schools, south Devon college, supermarkets, retail parks, bus links and more. The property is being offered with no onward chain!

- NO CHAIN
- SOUGHT AFTER
- ROSELANDS CATCHMENT
- GARAGE
- OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDENS

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs rising to the first floor, a door leading through to the ground floor accommodation, an understairs storage cupboard, Internet point and a vertical gas central heated radiator.

LOUNGE/DINER - 7.87m x 2.9m (25'9" x 9'6") A wonderfully large and light filled open living room/diner perfect for modern day living and entertaining. Space for ample furniture, TV point, a feature gas fireplace, double aspect uPVC double glazing with a large window to the front overlooking the well-manicured front gardens and a further window and door to the rear aspect leading out to the rear gardens. Two gas central heated radiators.

KITCHEN - 3.51m x 2.38m (11'6" x 7'9") A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drain unit, a gas cooker with four ring gas hob and extractor hood above, space and plumbing for a fridge freezer and dishwasher, Tile backsplash, uPVC double glazed windows and a uPVC double glazed door leading out to the rear gardens.

FIRST FLOOR

BEDROOM ONE - 4.29m x 2.91m (14'0" x 9'6") A brilliantly large master bedroom to the front aspect of the property overlooking the sunny front gardens, deep built-in mirror fronted wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.66m x 2.84m (12'0" x 9'3") A second further generously sized double bedroom to the rear aspect of the home, deep built in wardrobes, uPVC double glazed window and a gas central heated radiator.



BEDROOM THREE - 2.32m x 1.99m (7'7" x 6'6") A sizable third single bedroom, uPVC double glazed window, a gas central heated radiator and a fitted wardrobe.

BATHROOM A modern family bathroom comprising a three piece suite of a low-level flush WC, a wall mounted wash hand basin and a panelled P shaped bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls and flooring, extractor fan, a chrome heater towel rail and uPVC obscure double glazed window.

OUTSIDE A south west facing rear garden that has been thoughtfully designed for ease of maintenance with the gardens being predominantly laid to artificial lawn over three levels and a further patio area perfect for outdoor dining and entertaining

PARKING Off road parking for up to 2 vehicles on a concrete laid driveway leading up to the garage.

GARAGE - 4.83m x 2.46m (15'10" x 8'0") Metal up and over door, overhead lighting and electrical points, uPVC obscure glazed door to rear, space and plumbing for washing machine with tumble dryer.

Address 'Roselands Drive, Paignton, TQ4 7RB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '68 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.