



Dartmouth Road | Paignton | TQ4 5AD

Offers Over £275,000

A four bedroom period property located conveniently within Paignton town. The home is located within a stones throw of Paignton town with a variety of shops and supermarkets, Paignton beach, doctors, cafes, schools and travel links including the bus and train station. The home not only being in a useful position offers bundles of space and has preserved many of its original features with its high ceilings, architraving, picture and dado rails and more.

- PERIOD PROPERTY
- OFF ROAD PARKING FOR UP TO 3 VEHICLES
- GARDEN
- FOUR BEDROOMS
- LARGE ACCOMMODATION
- TOWN CENTRE LOCATION

FRONT PORCH A uPVC double glazed front door leading into the porchway, a coat cupboard housing the fuse box and meters. Dado rails. Original secondary door leading into:-

HALLWAY A wide and welcoming hallway with wonderfully high ceilings, doors leading to adjoining rooms and stairs rising to the first floor. Picture and dado rails. Gas central heating radiator.

LOUNGE - 4.95m x 4.62m (16'3" x 15'2") An incredibly large family living room with space for an abundance of furniture. A feature open fireplace. uPVC double glazed patio doors leading out to the gardens. Architraving and picture rails. Gas central heating radiator.

KITCHEN/BREAKFAST ROOM - 6.73m x 3.18m (22'1" x 10'5") A modern family kitchen with a range of overhead, base and drawer shaker style units with square edged work surfaces over. A 1 bowl composite sink unit, space and plumbing for a range of appliances such as an AGA oven, dishwasher, fridge/freezer, washing machine and tumble dryer. French doors opening into a rear porch with triple aspect double glazing and a uPVC double glazed door leading out to the parking. Door leading down to the basement.

DINING ROOM/BEDROOM FOUR - 3.1m x 3.73m (10'2" x 12'3") A generously sized room on the ground floor that could be used for multiple purposes such as dining room/bedroom/office. A feature electric fireplace. Logic combi boiler, uPVC double glazed window and a gas central heating radiator.

Address 'Dartmouth Road, Paignton, TQ4 5AD'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '65 | D'

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FIRST FLOOR

BEDROOM ONE - 4.6m x 3.71m (15'1" x 12'2") An incredibly large master bedroom with a vast amount of space. Built in wardrobes, uPVC double glazed bay window and a gas central heating radiator.

BEDROOM TWO - 5m x 2.64m (16'5" x 8'8") Another wonderfully spacious double bedroom. uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE - 3.99m x 3.28m (13'1" x 10'9") A surprisingly large third double bedroom with space for a fitted wardrobe. uPVC double glazed window and a gas central heating radiator.

BATHROOM A sizeable family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a corner bath unit and a walk in double shower unit. Extractor fan, tiled walls, uPVC obscure double glazed window and a gas central heating radiator.

STAIRS RISING TO THE FIRST FLOOR

LOFT ROOM - 5.82m x 3.51m (19'1" x 11'6") A great sized loft room with a vast amount of space, built in wardrobes and eaves storage. Four Velux windows.

OUTSIDE Parking for three vehicles.

GARDEN An enclosed south west facing rear garden with a sun terrace perfect for outdoor dining. The rest of the garden is predominantly laid to lawn.

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.