



York Gardens | Paignton | TQ4 5NP

Guide Price £200,000 -
£220,000

A three bedroom home located within a quiet cul-de-sac in Paignton. The home boasts ample space with a wide and welcoming hallway, a large living room/diner, a kitchen, three bedrooms, a sizeable family bathroom, rear gardens and off road parking. The property is situated in a convenient spot and is a short distance from an array of amenities such as shops, schools, supermarkets, Paignton town, travel links, Paignton beach and more. The home is being offered with no onward chain!

- THREE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- CUL-DE-SAC LOCATION
- NO CHAIN!

ENTRANCE PORCH A uPVC double glazed front door and uPVC double glazed windows allowing an abundance of light to beam through. Electrical point, overhead lighting and a secondary door leading into:-

ENTRANCE HALLWAY A wide and welcoming hallway with doors leading to adjoining rooms, stairs rising to the first floor, thermostat heating control, cupboard housing the fuse box and metres. Internet point, dado rails, smoke alarm and a gas central heated radiator.

KITCHEN - 4.16m x 2.26m (13'7" x 7'4") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven and four ring gas hob, space and plumbing for a washing machine, dishwasher and fridge freezer. Worcester boiler, a deep under storage cupboard, uPVC double glazed window and uPVC double glazed door leading out to the rear gardens.

LOUNGE/DINER - 8.42m x 3.5m (27'7" x 11'5") A wonderfully spacious living room with space for an abundance of furniture. Tv point, a feature electric fireplace with a stone surround. Double aspect uPVC double glazing with uPVC double glazed French doors leading out to the front aspect of the property and uPVC double glazed windows overlooking the gardens. Gas central heating radiator.

Address 'York Gardens, Paignton, TQ4 5NP'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'

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FIRST FLOOR

BEDROOM ONE - 4.23m x 2.68m (13'10" x 8'9") A large master bedroom with space for ample furniture. An incredible open outlook across the town. Built in wardrobes and over bed storage cupboards, uPVC double glazed window and a gas central radiator.

BEDROOM TWO - 4.04m x 2.71m (13'3" x 8'10") A further generously sized double bedroom this time to the front aspect of the home. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.45m x 2.28m (8'0" x 7'5") A third smaller double bedroom but still with a great amount of room. uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a panelled bath unit and walk in shower. Complimentary PVC panelled walls, a deep fitted airing cupboard, a mirror fronted medicine cabinet. Two uPVC obscure windows and a gas central heated radiator.

OUTSIDE A low maintenance, enclosed rear gardens laid predominantly to patio slab, perfect for outdoor dining and entertaining. A variety of mature plants and shrubs and water point. Shed.

PARKING A concrete laid driveway allowing off road parking for a vehicle.

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.