



Brecon Close | Paignton | TQ4 7GF

Offers Over £300,000

A three bedroom link detached house situated in a quiet cul-de-sac in Colloton St. Mary on the highly popular St. Marys Mead development. The property has been maintained to a high standard throughout with lounge onto good sized kitchen/dining room with large conservatory to the rear. To the first floor are three bedrooms with en-suite and family bathroom. Outside is a driveway to garage with nicely enclosed feature gardens. Viewing recommended.

- DETACHED HOUSE
- QUITE CUL-DE-SAC LOCATION
- GARAGE
- OFF ROAD PARKING
- LANDSCAPED REAR GARDENS

ENTRANCE A uPVC double glazed front door opening into the entranceway with the a door leading into the downstairs WC and a further door leading into the ground floor accommodation. Fuse box, gas central heated radiator and a telephone point.

CLOAKROOM A low level flush WC, a pedestal wash hand basin, extractor fan and partly tiled walls.

LOUNGE - (5.45m x 4.21m max) A wonderfully spacious living room with space for a variety of furniture. A deep under stairs storage cupboard, a feature electric fireplace, stairs rising to the first floor, uPVC double glazed window to the front aspect of the home and a gas central heated radiator.

KITCHEN/DINER - (4.21m x 2.88m) A large open plan kitchen/diner with a range of overhead, base and drawer high gloss units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric oven with hob and extractor hood above. Space and plumbing for a washing machine and dishwasher as well as an integrated fridge freezer. A cupboard housing the combination boiler, complimentary tile backsplash, space for a 4/6 seater dining table. uPVC double glazed window and a uPVC double glazed sliding patio door leading into:-

CONSERVATORY - (3.778m x 2.874m) A great sized conservatory perfect for enjoying those summer evenings. Underfloor heating, triple aspect uPVC double glazing allowing an abundance of light to beam through. uPVC double glazed French doors leading out to the sunny rear gardens.

Address 'Brecon Close, Paignton, TQ4 7GF'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '67 | D'

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FIRST FLOOR

BEDROOM ONE - (3.52m max x 3.16m) A generously sized master bedroom to the front aspect of the home. Space for a variety of furniture, built in wardrobes, two uPVC double glazed windows and a gas central heated radiator. Door leading into:-

MASTER EN-SUITE A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a double shower unit. Complimentary tiled walls and flooring, a uPVC obscure double glazed window and a chrome heated towel rail.

BEDROOM TWO - (3.55m max x 2.30m) A further spacious double bedroom with built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - (2.56m x 1.85m) uPVC double glazed window with an open outlook over the surrounding area, tilt in storage cupboard and a gas central heated radiator.

BATHROOM A modern family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath tub with shower attachments above and a protective glass shower screen. uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

OUTSIDE Off road parking for up to 3 vehicles leading up to the garage with side gate access to the rear gardens

REAR GARDEN A sunny, enclosed rear garden enjoying an open rural outlook. The gardens boast a composite decked area perfect for outdoor dining and entertaining, a sizeable lawned section, a variety of mature shrubs and plants, a bar area with power and light perfect for those late summer evenings and an outside tap.

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.