



Footlands Road | Paignton | TQ4 5NU

Offers Over £299,950

A truly stunning large three bedroom bay fronted semi detached house, situated within a short reach of the town centre and seafront. The property has been renovated throughout and internally feels like a new house including superb kitchen/diner with luxury fitted kitchen with integrated appliances, luxury bathroom etc. Other benefits include excellent sea views from the ground floor and the first floor. Internal viewing is highly recommended. The accommodation comprises:-

- THREE BEDROOM TRADITIONAL SEMI DETACHED HOUSE
- STUNNING CONDITION
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EXCEPTIONAL SEA VIEWS
- PARKING FOR TWO CARS

ENTRANCE HALLWAY uPVC double glazed front door leading into a bright and spacious hallway. Stairs rising to first floor, doors leading to adjoining rooms. Understairs storage cupboard with meters. uPVC double glazed window. Gas central heating radiator.

LOUNGE - 4.29m x 3.35m (14'1" x 11'0") uPVC double glazed bay windows. Central heating radiators.

KITCHEN/DINER - 5.89m x 3.61m (19'4" x 11'10") Stunning range of high end luxury Wren fitted kitchen units comprising sink unit with cupboard under; adjoining roll edged work tops with range of cupboards and drawers below. Further matching wall and base units. Concealed units include, fridge, freezer, dishwasher, induction hob with extractor fan above. Eye level oven and microwave. Island unit with further cupboards and breakfast bar opening onto dining area. Spot lighting, central heating radiator and uPVC double glazing. Stunning sea views across the bay.

UTILITY AREA (Off kitchen) Work top with plumbing for washing machine. Steps onto:-

CONSERVATORY Triple aspect uPVC windows and sliding patio doors to garden and access to:-

Address 'Footlands Road, Paignton, TQ4 5NU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '54 | E'

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CELLAR - 2.49m x 2.13m (8'2" x 7'0") Multifunctional space, electric points (ideal for conversion to office).

LANDING uPVC double glazed window.

BEDROOM ONE 14' 2" x 10' 6" (4.321m x 3.213m) A generous sized master bedroom. uPVC double glazed bay window, gas central heating radiator.

BEDROOM TWO 12' 3" x 9' 4" (3.750m x 2.855m) A spacious double bedroom with stunning sea views over to Torquay. uPVC double glazed windows and gas central heating radiator.

BEDROOM THREE 8' 1" x 7' 8" (2.487m x 2.348m) A smaller double bedroom to the front aspect of the property. uPVC double glazed window and gas central heating radiator.

BATHROOM Luxury high end suite comprising panelled bath and mains shower above and screen. Vanity basin, low level WC and chrome heated towel rail. uPVC double glazing. Access to insulated loft space.

OUTSIDE

PARKING Parking bay for two cars with side access.

REAR GARDEN A great sized rear garden with stunning sea views. The garden has been arranged for easy maintenance with patio onto lawned gardens with further patio area. Garden timber shed.

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.