



Harbourne Avenue | Paignton | TQ4 7EQ

Asking Price Of £260,000

A three bedroom mid linked home positioned in the desirable location of Roselands, Paignton. The home has been finished to a high standard and boasts a welcoming entrance hallway, a spacious living room, a modern less than 1 year old kitchen/diner, three bedrooms, a contemporary bathroom, front and rear gardens and off road parking. The property is situated on a quiet cul-de-sac and is just a short walk from Roselands primary school, Paignton academy, South Devon college, a variety of supermarkets, bus links and more.

- BEAUTIFULLY PRESENTED THROUGH OUT
- OFF ROAD PARKING
- SUNNY AND LEVEL REAR GARDENS
- SOUGHT AFTER ROSELANDS LOCATION
- RECENTLY FITTED KITCHEN AND BATHROOM

ENTRANCE HALLWAY A composite double glazed front door opening into a bright and welcoming hallway with stairs rising to the first floor, door leading through to the ground floor accommodation, overhead lighting and a gas central heated radiator.

LIVING ROOM - 5.04m x 2.82m (16'6" x 9'3") A wonderfully spacious living room to the front aspect of the property. Space for an abundance of furniture, a feature electric fireplace, a large uPVC double glazed window overlooking the front gardens, tv and internet points, a deep under stairs storage cupboard and a gas central heated radiator.

KITCHEN/DINER - 4.82m x 2.59m (15'9" x 8'5") A newly fitted and contemporary kitchen boasting a range of white high gloss overhead, base and drawer units with square edged work surfaces above. A 1 bowl composite sink and drainer unit, an electric single oven with a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and tumble dryer and fridge freezer. Space for a 6 seater dining table, complimentary tile backsplash, uPVC double glazed window and uPVC double glazed French doors leading out to the gardens. Gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.8m x 2.8m (12'5" x 9'2") An incredibly spacious master bedroom to the ready aspect of the property with an open outlook across primary woods. uPVC double glazed windows and a gas central heated radiator.



BEDROOM TWO - 3.8m x 2.8m (12'5" x 9'2") A further generously sized double bedroom that mirrors the size of the master this time overlooking the front gardens. uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 2.8m x 1.85m (9'2" x 6'0") A large single bedroom to the front aspect of the home. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A recently installed modern bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiling, a fitted airing cupboard housing the glow worm combination boiler, uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE

PARKING Off road parking for up to 2 vehicles

REAR GARDENS A sunny, enclosed and level rear garden comprising of a sizeable decking area perfect for outdoor dining and entertaining whilst the rest of the garden is predominantly laid to lawn with a variety of mature shrubs and plants within the flower bed borders and a back gate leading to the parking.

Address 'Harbourne Avenue, Paignton, TQ4 7EQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

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.