



Colley End Road | Paignton | TQ3 3QE

Asking Price Of £325,000

A well presented and spacious family home positioned in a convenient spot within Paignton. The home offers ample space and comprises of a welcoming entrance porch way, a large living room, a sizeable kitchen/diner, three bedrooms, a loft room, a modern family bathroom, ample off road parking, a garage and south east facing enclosed rear gardens. The property is situated within easy reach of supermarkets, schools, Paignton town, bus links, the ring road and more.

- LARGE AND SPACIOUS FAMILY HOME
- A VAST AMOUNT OF OFF ROAD PARKING
- SUNNY SOUTH EAST FACING REAR GARDENS
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- GARAGE

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance porch with tiled flooring, overhead lighting, double aspect uPVC double glazed windows and a gas central heated radiator.

LIVING ROOM - 5.17m x 4.13m (16'11" x 13'6") An incredibly bright and spacious living room with space for an abundance of furniture, tv and internet points, thermostat heating control, overhead spotlighting, an under stairs storage cupboard, stairs rising to the first floor and two vertical gas central heated radiators.

KITCHEN/DINER - 5.18m x 3.53m (16'11" x 11'6") A large farm style kitchen/diner boasting a range of overhead, base and drawer shaker style units with solid oak work surfaces above. A 1 bowl porcelain sink unit with mixer tap above, an eye level electric double oven and four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher, fridge freezer and dryer. Complimentary tile backsplash and tiled flooring, Space for a 4/6 seater dining table, uPVC double glazed windows, a uPVC double glazed door and further uPVC double glazed sliding doors leading out to the gardens. Gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.34m x 3.14m (10'11" x 10'3") A great sized master bedroom to the front aspect of the property, space for ample furniture, uPVC double glazed window and a gas central heated radiator.

Address 'Colley End Road, Paignton, TQ3 3QE'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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BEDROOM TWO - 3.69m x 2.84m (12'1" x 9'3") A further generously sized double bedroom overlooking the well maintained rear gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.98m x 1.98m (9'9" x 6'5") A spacious third bedroom currently being used as a dressing room. Deep built in wardrobes, uPVC double glazed window and a gas central heated radiator.

LOFT ROOM - 4.66m x 3.76m (15'3" x 12'4") A spacious loft room that has been boarded and carpeted throughout, a Velux window, gas central heated radiator and additional eaves storage. (Please note this is not classed as a bedroom although the current owners use it as an occasional bedroom)

BATHROOM A sizeable and modern family bathroom boasting a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a deep panelled bath unit and a walk in shower. Complimentary tiled walls and flooring, uPVC obscure double glazed windows and a chrome heated towel rail.

OUTSIDE A sunny south east facing rear garden that has been thoughtfully designed for ease of maintenance boasting a sizeable patio area perfect for outdoor dining and entertaining, a lawned section and a large raised flower bed with a variety of mature plants and shrubs.

PARKING Off road parking for around 4 vehicles.

GARAGE Metal up and over door, overhead lighting and electrical points.

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.