



Harbourne Avenue | Paignton | TQ4 7DU

Offers Over £265,000

A three bedroom semi detached house positioned in the desirable location of Roselands, Paignton. The property offers bundles of space with a large living room, a sizeable dining room, kitchen, three double bedrooms, a family bathroom, rear gardens, a sun deck and off road parking. The home is situated within a short walk of schools, south Devon college, supermarkets, bus links, food establishments and much more. The home is being offered with no onward chain!

- SEMI DETACHED HOUSE
- NO CHAIN!
- LEVEL AND ENCLOSED REAR GARDENS
- SPACIOUS ACCOMMODATION
- CLOSE TO LOCAL AMENITIES

DINING ROOM - 4.72m x 3.31m (15'5" x 10'10") A uPVC double glazed front door opening into a bright and welcoming dining room with space for a 6/8 seater dining table, overhead lighting, double aspect uPVC double glazed windows with a view out to Paignton zoo and a gas central heated radiator.

LIVING ROOM - 6.92m x 3.25m (22'8" x 10'7") A wonderfully large and light filled living room with space for an abundance of furniture. A feature electric fireplace, tv and internet points, double aspect uPVC double glazing with a window to the front aspect and uPVC double glazed French doors leading out to the sun terrace overlooking the rear gardens and Paignton zoo. Two gas central heated radiators.

KITCHEN - 3.35m x 2.94m (10'11" x 9'7") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric Beko oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and under counter fridge and freezer. Tile backsplash and a uPVC double glazed window.

LOWER GROUND FLOOR

Address 'Harbourne Avenue, Paignton, TQ4 7DU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '67 | D'

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BEDROOM ONE - 4.23m x 3.35m (13'10" x 10'11") A brilliantly spacious master bedroom with a vast amount of space to the rear aspect of the property. uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.56m x 3.33m (11'8" x 10'11") A further generously sized double bedroom with a uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.24m x 2.63m (10'7" x 8'7") A smaller double bedroom still with ample room. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A sizeable family bathroom boasting a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Tiled walls, a chrome heated towel rail and a uPVC obscure double glazed window.

OUTSIDE A great sized almost entirely level rear garden that comprises a large patio area perfect for outdoor dining whilst the rest of the gardens have been predominantly laid to lawn. There is a great sized sun deck off of the living area perfect for entertaining and admiring the wonderful outlook across Paignton zoo.

PARKING 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.