

York Road | Paignton | TQ4 5NS

Offers Over £250,000

A three bedroom semi-detached house, situated in a private enclosed cul-de-sac at the end of York Road. The property has been maintained to a high standard with kitchen/diner, gas central heating, uPVC double glazing and private gardens with parking space onto garage. Viewing is recommended.

- THREE BEDROM SEMI DETACHED
- EXCELLENT CONDITION
- PAKING AND GARAGE
- PRIVATE GARDENS
- NO FORWARD CHAIN

uPVC double glazed front door to:-

HALLWAY Central heating radiator. Worktop station. Cloaks cupboard.

CLOAKROOM Low level WC, wash basin, central heating radiator and uPVC double glazing.

LOUNGE - 4.8m x 3.1m (15'8" x 10'2") uPVC double glazed window and patio doors. Central heating radiator.

KITCHEN/DINER - 4.9m x 2.6m (16'0" x 8'6")

KITCHEN AREA:- Range of modern fitted units comprising sink unit with cupboards under; adjoining roll edge work tops with range of cupboards and drawers under. Inset electric hob and oven/grill under. Concealed dishwasher. Extractor hood. uPVC double glazing, Gas boiler for central heating and domestic hot water. Spot lighting. Opening onto:-

DINING AREA:- Central heating radiator. Centre ceiling light.

LANDING Access to insulated loft space. Linen cupboard. uPVC double glazed window.

Address 'York Road, Paignton, TQ4 5NS'

Tenure 'Freehold'

Council Tax Band 'C'

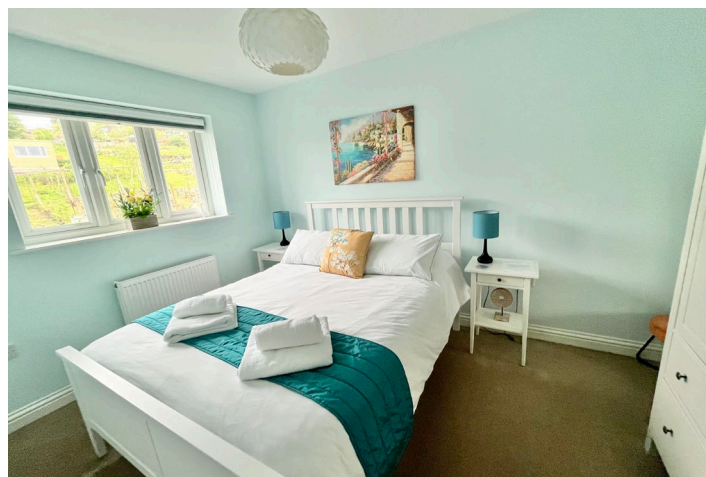
EPC Rating '75 | C'

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BEDROOM ONE - 4m x 2.7m (13'1" x 8'10")
Central heating radiator. uPVC double glazed window. Open outlook.

BEDROOM TWO - 4m x 2.7m (13'1" x 8'10")
Central heating radiator. uPVC double glazed window.

BEDROOM THREE - 3.4m max x 2.1m (11'1" x 6'10")
Central heating radiator. uPVC double glazed window.

BATHROOM White bathroom suite comprising shower bath with mains shower and screen. Vanity basin with close coupled WC. Central heating radiator. uPVC double glazing. Extractor fan. Spot lighting.

OUTSIDE Sunny front garden area. Parking space onto:-

GARAGE Metal up and over door.

REAR GARDEN Level gardens with raised flower beds and inlaid natural stones. Side access.

AGENTS NOTE This development sits in a small cluster of properties which has an entry gate. Communal front gardens and forecourt are jointly owned by 5 properties.

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.