



Trelissick Road | Paignton | TQ3 3GW

Offers Over £260,000

A spacious three bedroom semi detached house located within the quiet development of Heritage Park, Paignton. The property offers bundles of space and boasts a large welcoming entrance hallway, a spacious living room, a kitchen/diner, three double bedrooms with the master being en-suite, a family bathroom and two WC's as well as off road parking for two vehicles, a large integral garage and a south west facing rear garden. The property is within easy reach of shops, schools, the ring road, doctors, supermarkets and much more. The property is being offered with no onward chain!

- THREE DOUBLE BEDROOMS
- GARAGE
- OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDENS
- NO CHAIN!
- MASTER EN-SUITE

ENTRANCE A uPVC double glazed front door opening into a wonderfully wide and welcoming inner hallway, doors leading to the adjoining rooms, an integral door leading into the garage, stairs rising to the first floor, laminate flooring, overhead lighting and a gas central heated radiator.

BEDROOM THREE - 3.11m x 2.9m (10'2" x 9'6") A brilliantly spacious third double bedroom situated on the ground floor of the property that could alternatively make an ideal office as well as bedroom. uPVC double glazed window to the side aspect and a gas central heated radiator.

WC A low level flush WC, a pedestal wash hand basin, overhead lighting and a gas central heated radiator.

FIRST FLOOR

LIVING ROOM - 4.37m x 4.01m (14'4" x 13'1") An incredibly spacious and light filled living room to the front aspect of the property boasting space for an abundance of furniture. Tv and internet points, uPVC double glazed window and further uPVC double glazed French doors opening out onto the Juliet balcony. Gas central heated radiator.

KITCHEN/DINER - 4.39m x 3.21m (14'4" x 10'6") A sizeable kitchen/diner comprising 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 eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, space for a 6 seater dining table. Complimentary tile backsplash, uPVC double glazed window, uPVC double glazed French doors leading out to the sunny rear gardens and a gas central heated radiator.

Address 'Trelissick Road, Paignton, TQ3 3GW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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CLOAKROOM A low level flush WC, a pedestal wash hand basin, part tiled walls and a gas central heated radiator.

SECOND FLOOR

BEDROOM ONE - 3.19m x 2.93m (10'5" x 9'7") A spacious master bedroom overlooking the rear gardens. Space for ample furniture, a deep built in storage cupboard, uPVC double glazed window and a gas central heated radiator. Door leading into

EN-SUITE A sizeable master en-suite comprising a low level flush WC, a pedestal wash hand basin and a double shower unit. uPVC obscure double glazed window and a gas central heated radiator.

BEDROOM TWO - 4.39m x 3.97m (14'4" x 13'0") A brilliantly sized double bedroom to the front aspect of the property. A deep alcove ideal for fitted wardrobes/draws/dressing table etc. two uPVC double glazed windows and a gas central heated radiator.

BATHROOM A large family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit.

OUTSIDE

PARKING Off road parking for two vehicles on a tarmac laid driveway leading up to the garage.

REAR GARDEN A sunny south west facing enclosed rear garden that boasts a sizeable pebble stoned area perfect for outdoor dining and entertaining as well as a sizeable artificially lawned section for ease of maintenance. Side gate access, water tap, and BBQ area.

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.