



Warefield Road | Paignton | TQ3 2PW

A three bedroom semi detached house, built by renowned local builders McCarthy's and completed to their usual high standard. The property is immediate to Paignton Seafront and green and consequently considered a highly desirable area. The house is surprisingly spacious and viewing is strongly recommended. The accommodation comprises:-

Offers Over £300,000

- THREE BEDROOM SEMI DETACHED
- IMMEDIATE TO SEAFRONT
- THREE LEVELS SPACIOUS ACCOMMODATION
- PARKING AND GARAGE
- LEVEL GARDENS

uPVC double glazed front door to:-

HALLWAY Central heating radiator. Door to integral garage.

CLOAKROOM Low level WC. Wash basin. Central heating radiator.

BEDROOM/STUDY - 3.2m x 7.6m (10'5" x 24'11") uPVC double glazing. Central heating radiator.

LANDING Under stairs cupboard.

KITCHEN/DINER - 2.64m x 4.39m (8'7" x 14'4") Range of luxury white fronted units comprising 1.5 bowl sink unit with cupboards below; adjoining work tops with range of cupboards and drawers under. Inset dishwasher. Further units with integrated fridge and freezer. Double oven and grill. Inset gas hob and extractor fan.

DINING AREA:- Central heating radiator. uPVC double glazed patio doors with Juliet balcony.

SECOND FLOOR LANDING Airing cupboard with Combi gas boiler for central heating and domestic hot water.



BEDROOM ONE ENSUITE - 3.45m x 4.39m (11'3" x 14'4") Central heating radiator. uPVC double glazed windows.

ENSUITE - 2.54m x 1.22m (8'4" x 4'0") Shower cubicle with mains shower. Vanity basin, low level WC and chrome heated towel rail.

BEDROOM TWO - 2.63m x 4.42m (8'7" x 14'6") Central heating radiator. uPVC double glazing.

BATHROOM White quality suite comprising panelled bath, vanity basin and low level WC. Fully tiled. Chrome heated towel rail. Extractor fan.

OUTSIDE Parking onto integral garage with power and lighting.

GARDENS Level privately enclosed gardens with patio and lawned garden area.

Address 'Warefield Road, Paignton, TQ3 2PW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '76 | C'

Contact Details

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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.