



Garfield Road | Paignton | TQ4 6AU

Asking Price £375,000

A seven bedroom formally used guest house and 2 bedroom annexe situated just off of Paignton seafront. The property offers bundles of space and potential with the opportunity to be used as a large family home, a HMO, conversion into apartments (STPP) returned into a B&B and more. The property is positioned in an ideal spot and is just moments off of Paignton beach, Paignton town, an array of shops, cafes and restaurants, the bus and train station and much more.

- BUNDLES OF POTENTIAL
- STONES THROW FROM PAIGNTON SEAFRONT
- CLOSE PROXIMITY TO PAIGNTON TOWN
- SUN TERRACE
- 2 BEDROOM ANNEXE
- A VAST AMOUNT OF SPACE

ENTRANCE HALLWAY A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, a deep under stairs storage cupboard, smoke alarm, cupboard housing the metres and a gas central heated radiator.

LOUNGE - 5.5m x 4.26m (18'0" x 13'11") A wonderfully spacious living room to the front aspect of the property with space for an abundance of furniture. A feature decorative fireplace, Tv point, beautiful original features such as coving, picture rails and arcotraving, uPVC double glazed bay window and a gas central heated radiator.

DINING ROOM - 4.24m x 3.96m (13'10" x 12'11") A brilliantly large formal dining room with space for a 8/10 seater dining table. uPVC double glazed French doors leading the outside space, serving hatch into the kitchen and a gas central heated radiator.

KITCHEN - 3.76m x 3.71m (12'4" x 12'2") A sizeable kitchen boasting a range of overhead, base and drawer units with square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric double oven and grill, a further single electric oven, an integrated microwave, a five ring induction hob with extractor job above and space and plumbing got an American fridge freezer. Complimentary tile backsplash, a wall mounted glow worm combination boiler. uPVC double glazed windows and kitchen island.

FIRST FLOOR

BEDROOM ONE - 4.47m x 4m (14'7" x 13'1") A large master bedroom offering ample space for furniture. Built in wardrobes, vanity wash hand basin, uPVC double glazed window and a gas central heated radiator. Door leading into

EN-SUITE A low level flush WC and a shower unit. Tiled walls, extractor fan and a chrome heated towel rail.

BEDROOM TWO - 5.32m x 3.68m (17'5" x 12'0") A second generously sized double bedroom to the front aspect of the property. Built in wardrobes to either side, vanity wash hand basin, uPVC double glazed bay window and a gas central heated radiator. Door leading into a walk in shower.

BEDROOM FOUR - 3.67m x 3m (12'0" x 9'10") A fourth large bedroom to the rear aspect of the property, a vanity wash hand basin, uPVC double glazed French doors leading into the conservatory and a gas central heated radiator.



BEDROOM SIX - 2.96m x 2.18m (9'8" x 7'1") Vanity wash hand basin, built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BATHROOM A low level flush WC, vanity wash hand basin with high gloss fitted storage below, walk in triple shower unit, complimentary tiled walls, mirror fronted medicine cabinet, two uPVC obscure double glazed windows, chrome heated towel rail and a deep fitted airing cupboard.

SECOND FLOOR

BEDROOM THREE - 4.38m x 2.88m (14'4" x 9'5") A third greatly sized double bedroom, vanity wash hand basin, a vast amount of built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

BEDROOM FIVE - 4.31m x 3.03m (14'1" x 9'11") A fifth spacious double bedroom to the front aspect of the property. Built in wardrobes, vanity wash hand basin, uPVC double glazed window and a gas central heated radiator.

BEDROOM SEVEN - 3.48m x 2.68m (11'5" x 8'9") A further sizeable bedroom that could alternatively be utilised as an office/study/craft room etc. built in wardrobes, vanity wash hand basin, uPVC double glazed window and a gas central heated radiator.

CLOAKROOM A low level flush WC.

SHOWER ROOM

ANNEXE

KITCHENETTE - 3.63m x 1.95m (11'10" x 6'4") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven with grill integrated, an integrated AEG microwave oven and four ring incision hob with extractor hood above. Space and plumbing got a fridge freezer, complimentary tile backsplash, vertical radiator and a uPVC double glazed door leading to the outside.

LOUNGE - 4.06m x 3.4m (13'3" x 11'1") A wonderfully spacious lounge with space for ample furniture. Tv and internet points, double aspect uPVC double glazed windows and a gas central heated radiator.

BEDROOM ONE - 3.07m x 2.96m (10'0" x 9'8") A sizeable double bedroom with a vast amount of fitted storage, uPVC double glazed window and a gas central heated radiator

BEDROOM TWO - 2.97m x 2.72m (9'8" x 8'11") uPVC double glazed window and a gas central heated radiator. Built in wardrobes.

OUTSIDE

SHED - 6.19m x 1.36m (20'3" x 4'5") A rear courtyard that has been laid to concrete for ease of maintenance, access to the annexe, stairs rising to the sun terrace, space and plumbing for a washing machine and dryer.

SUN TERRACE A sunny and easy to maintain sun terrace laid to decking perfect for outdoor dining and entertaining. Stairs leading down to the courtyard and side access.

Address 'Garfield Road, Paignton, TQ4 6AU'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.