



Gibson Road | Paignton | TQ4 7LT

Asking Price Of £219,950

A two bedroom ground floor flat located in the desirable location of Broadsands Park, Paignton. The property itself offers ample space and also 'bungalow style living' with a welcoming inner porch way, a large living room, a sizeable dining room, kitchen through too a utility room, two spacious bedrooms, a bathroom and separate WC, front and rear gardens and off road parking. The property is positioned in an ideal spot and is just a stones throw and level walk from local shops, doctors, dentists, pharmacies, schools, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- GROUND FLOOR FLAT
- OFF ROAD PARKING 2 VEHICLES
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES

**ENTRANCE** A uPVC double glazed front door opening into a welcoming porch way with uPVC double glazed windows to the side aspect. Wall mounted lighting, cupboard housing the fuse box and metres and a door leading into:-

**LOUNGE** - 5.68m x 3.64m (18'7" x 11'11") An incredibly large and light filled living room with space for an abundance of furniture. A feature gas fireplace, coving, uPVC double glazed floor to ceiling windows to the front aspect overlooking the front gardens, tv points and a gas central heated radiator.

**DINING ROOM** - 3.77m x 2.42m (12'4" x 7'11") A sizeable dining room with space for a 6 seater dining table. Coving, base units with roll edged work surfaces offering further storage space. uPVC double glazed window, a gas central heated radiator and a door leading into:-

**KITCHEN** - 3.79m x 1.33m (12'5" x 4'4") A range of base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric double oven with four ring gas hob. Complimentary tile splashback, space for an under counter fridge. uPVC double glazed window and door leading out to:-

**UTILITY ROOM** - 1.99m x 1.58m (6'6" x 5'2") Space and plumbing for a washing machine, dryer and freezer. uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.



**BEDROOM ONE** - 4.64m x 3.66m (15'2" x 12'0") A large master bedroom overlooking the well maintained rear gardens with a vast amount of built in wardrobes and drawers, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 3.74m x 2.42m (12'3" x 7'11") A further generously sized double bedroom with ample space for furniture. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A pedestal wash hand basin and a panelled bath unit with overhead shower attachments. Complimentary tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

**CLOAKROOM** A low level flush WC, uPVC obscure double glazed window and half tiled walls.

**OUTSIDE** A low maintenance and enclosed rear garden that has been thoughtfully designed for ease of maintenance. The garden boasts a large patio area perfect for outdoor dining and entertaining with the rest of the garden being laid to pebble stones. There is a timber built shed and two green houses for additional storage, side gate access to the driveway and an outdoor tap.

**PARKING** Off road parking for 2 vehicles.

Address 'Gibson Road, Paignton, TQ4 7LT'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://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.