



Colley End Park, Paignton, TQ3 3BY

Asking Price Of £210,000

A superbly sized three bedroom end of terraced house positioned just outside of Paignton town. The property comprises of a welcoming entrance hallway, a large living room/diner, a study, a modern kitchen, utility, three double bedrooms, a family bathroom, sunny gardens and a work shop. The home is situated in an ideal spot and is within easy reach of Paignton town and beach, local shops, bus links, schools and more.

- THREE DOUBLE BEDROOMS
- SEA VIEWS
- SHORT WALK FROM LOCAL AMENITIES
- LARGE LIVING ACCOMMODATION
- SUNNY GARDENS
- BLOCK BUILT WORKSHOP

## 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 understairs pantry cupboard and a gas central heated radiator.

## LOUNGE/DINER - 8.11m x 3.98m (26'7" x 13'0")

An incredibly large and light filled open living room/diner with space for an abundance of furniture. A feature gas fireplace, beautiful sea views cross Paignton and out to Berry Head, Brixham. uPVC double glazed bay window, tv and internet points and a two gas central heated radiators.

## STUDY - 2.01m x 1.85m (6'7" x 6'0")

A great sized study off of the lounge/diner that would make an ideal office. Double glazed windows and electrical points.

## KITCHEN - 2.77m x 2.75m (9'1" x 9'0")

A range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric single oven with grill integrated and a five ring gas hob with extractor hood above. Space for a freestanding fridge freezer, complimentary tile backsplash, a large larder unit, double glazed windows and a door leading into:-

## UTILITY - 3.94m x 1.83m (12'11" x 6'0")

Space and plumbing for a washing machine and dryer. Base units with roll edged work surfaces above, wall mounted shelving and double glazed windows and door leading out to the gardens.

## Address

Colley End Park, Paignton, TQ3 3BY

## Tenure

FREEHOLD

## Council Tax Band

B

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

enquiries@taylorsestates.co.uk  
01803 201904

## FIRST FLOOR

### BEDROOM ONE - 4.18m x 3.28m (13'8" x 10'9")

A wonderfully large master bedroom with breath taking sea views across Paignton and out to Berry Head, Brixham. Space for ample furniture, uPVC double glazed bay window and a gas central heated radiator.

### BEDROOM TWO - 3.96m x 3.28m (12'11" x 10'9")

A further generously sized double bedroom overlooking the well maintained rear gardens. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

### BEDROOM THREE - 2.56m x 2.45m (8'4" x 8'0")

A sizeable third double bedroom again to the front aspect with brilliant sea views, uPVC double glazed window and a gas central heated radiator.

## BATHROOM

A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit. Two deep fitted airing cupboards one housing the hot water cylinder the other the Worcester boiler, tiled walls, shaver points and two uPVC obscure double glazed windows as well as a chrome heated towel rail.

## OUTSIDE

A sunny, enclosed and easy to maintain garden that has been predominantly laid to patio slabs perfect for outdoor dining and entertaining. Within the gardens is a block built work shop and outdoor tap.

*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.*