



St. Michaels Road | Paignton | TQ4 5LZ

Asking Price Of £230,000

A deceptive and substantially family home situated in the convenient location of St. Michaels, Paignton. The home offers a vast amount of space and comprises of a welcoming entrance hallway, a large living room, a spacious kitchen/Diner through to sun room, three double bedrooms with a further sizeable loft room and a great sized family bathroom. The property is positioned in a handy spot and is within easy reach of an array of amenities such as schools, Paignton town, Paignton bus and train station, a range of supermarkets and local shops at the end of the road, St. Michaels field and allotments and much more.

- END OF TERRACE HOUSE
- THREE DOUBLE BEDROOMS AND AN ADDITIONAL LOFT ROOM
- LOW MAINTENANCE REAR GARDENS
- SHORT AND LEVEL WALK TO PAIGNTON TOWN
- LARGE ACCOMMODATION

**ENTRANCE HALLWAY** A wooden front door opens into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor accommodation, overhead lighting and a gas central heated radiator.

#### KITCHEN/DINER

**Kitchen** - 4.52m x 0.87m (14'9" x 2'10") A wonderfully spacious kitchen/diner perfect for modern day living with 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, two electric single ovens with grill integrated and a four ring gas hob with extractor hood above. Tile backsplash, space and plumbing for a freestanding washing machine and fridge freezer as well as an integrated dishwasher. Within the kitchen is a sizeable fitted island with base storage below and work surfaces above and space for a 6/8 seater dining table. An archway leads into a sun room with uPVC double glazed bifold patio doors leading out to the gardens and a gas central heated radiator.

**LOUNGE** - 6.13m x 3.1m (20'1" x 10'2") An incredibly large and light filled living room with space for an abundance of furniture. Tv and internet points, a feature display fireplace surround with an inset for a fireplace, uPVC double glazed sliding patio doors leading out to the sun terrace and a uPVC double glazed bay window allowing ample light to beam throughout. Gas central heated radiator.

Address 'St. Michaels Road, Paignton, TQ4 5LZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

#### Contact Details

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#### FIRST FLOOR

**BEDROOM ONE** - 3.1m x 3.51m (10'2" x 11'6") A brilliantly large master bedroom to the front aspect of the property with space for ample furniture. A double glazed sash window and a gas central heated radiator.

**BEDROOM TWO** - 3.43m x 2.54m (11'3" x 8'4") A further generously sized double bedroom overlooking the rear gardens. A double glazed sash window and a gas central heated radiator.

**BEDROOM THREE** - 3.1m x 2.52m (10'2" x 8'3") A sizeable third double bedroom again to the front aspect of the property. A double glazed sash window and a gas central heated radiator.

**BATHROOM** A brilliantly spacious family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a panelled bath unit and a double shower unit. A double glazed sash window to the rear and a chrome heated towel rail.

#### SECOND FLOOR

**LOFT ROOM** - 4.09m x 3.64m (13'5" x 11'11") A great sized loft room that has been fully boarded with ample built in eaves storage and Velux windows.

**OUTSIDE** The rear gardens have been designed for ease of maintenance and boast two sizeable patio areas over two tiers perfect for outdoor dining and entertaining. To the front of the property is a sizeable sun terrace that is accessed off of the living room, ideal for following the sun throughout the day and admiring the open outlook across St. Michaels field.

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.