



## Diane Close | Paignton | TQ4 7HW

A two bedroom semi detached home situated within a quiet cul-de-sac in the desirable location of Whiterock, Paignton. The property comprises of a welcoming entrance hallway, a large and light filled open plan kitchen/lounge/diner, a useful downstairs cloakroom, two extremely spacious bedrooms, a modern family bathroom, sunny and landscaped rear gardens and off road parking. The home is located in an ideal spot and is just a short walk from Whiterock and Roselands primary, Paignton Academy and South Devon College, a range of supermarkets, retail parks, bus links, eating establishments and much more. The property is being offered with no onward chain!

Asking Price Of  
£249,950

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- SOUTH FACING GARDENS
- CLOSE TO LOCAL AMENITIES

**ENTRANCE HALLWAY** A composite 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, laminate flooring and a gas central heated radiator.

**CLOAKROOM** A useful downstairs cloakroom boasting a low level flush WC and a pedestal wash hand basin. uPVC obscure double glazed window and a gas central heated radiator.

**LOUNGE/DINER** - 4.28m x 4.16m (14'0" x 13'7") A wonderfully bright and large open plan lounge/diner that opens into the kitchen perfect for modern day living and entertaining. Space for ample furniture, tv and internet points, uPVC double glazed French doors leading out to the gardens with further floor to ceiling windows to the side allowing light to flood through. Overhead lighting, laminate flooring and two gas central heated radiators.

**KITCHEN** - 3.28m x 2.18m (10'9" x 7'1") A modern fitted kitchen boasting a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, cupboard housing the combination boiler, a deep fitted larder unit and a uPVC double glazed window overlooking the front gardens.

## FIRST FLOOR

Address 'Diane Close, Paignton, TQ4 7HW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '83 | B'

## Contact Details

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**BEDROOM ONE** - 4.27m x 2.58m (14'0" x 8'5") An exceptionally large master bedroom overlooking the sunny and private gardens with space for a vast amount of furniture, two uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 4.26m x 2.63m (13'11" x 8'7") A further incredibly generous double bedroom to the front aspect of the home that offers a great amount of space. Built in wardrobe/cupboard, two uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A contemporary family bathroom comprising of a low level flush WC, a wall mounted wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a white heated towel rail and an extractor fan.

**OUTSIDE** A south facing rear garden that has been thoughtfully designed for ease of maintenance with there being a sizeable decking area off of the open plan living space perfect for outdoor dining and hosting, whilst the rest of the gardens are predominantly laid to lawn.

**PARKING** Off road parking for two vehicles to the front of the property.

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.