



**Elsdale Road | Paignton | TQ4 5NX**

**Asking Price Of £290,000**

A three bedroom detached family home located within the quiet and sought after road of Elsdale Road, Paignton. The home comprises of a welcoming entrance hallway, a large living room, a great sized dining room, a kitchen, utility room, three spacious bedrooms, a shower room, off road parking, a garage and enclosed rear gardens. The home also benefits from wonderful sea views whilst being conveniently positioned just a short walk from Goodrington and Paignton beach, local shops, a range of supermarkets, Paignton zoo, schools and much more. The property is being offered with no onward chain!

- NO CHAIN!
- GARAGE
- OFF ROAD PARKING
- SEA VIEWS
- SUNNY EASY TO MAINTAIN REAR GARDENS
- SPACIOUS ACCOMMODATION

**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoins rooms, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

**LIVING ROOM** - 6.88m x 3.35m (22'6" x 10'11") An exceptionally large living room with space for an abundance of furniture, a feature gas fireplace, tv and internet points, double aspect uPVC double glazing with windows to the front aspect and sliding patio doors leading out to the sunny rear gardens. Coving, overhead lighting, thermostat heating control and a gas central heated radiator.

**KITCHEN** - 4.03m x 2.07m (13'2" x 6'9") 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, a gas cooker with grill integrated and a four ring gas hob with extractor hood above. Complimentary tile backlash, uPVC double glazed window, a cupboard housing the combination boiler and a gas central heated radiator.

**UTILITY ROOM** - 3.42m x 1.94m (11'2" x 6'4") A sizeable utility boasting a range of overhead, base and drawer units with roll edged work surfaces above. Space and plumbing for a washing machine, dishwasher, dryer and fridge freezer. Tiled walls, a uPVC double glazed window and door leading out to the rear gardens..

Address 'Elsdale Road, Paignton, TQ4 5NX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '59 | D'

### Contact Details

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**DINING ROOM** - 3.61m x 1.8m (11'10" x 5'10") A great sized formal dining area with space for a 6 seater dining table, uPVC double glazed window and a gas central heated radiator.

### FIRST FLOOR

**BEDROOM ONE** - 3.98m x 2.9m (13'0" x 9'6") A wonderfully large master bedroom to the front aspect of the property. Space for an a vast amount of furniture, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.61m x 2.9m (11'10" x 9'6") A further generously sized double bedroom overlooking the well kept rear gardens, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.17m x 2.43m (7'1" x 7'11") A sizeable third bedroom with a built in over stairs cupboard, uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a corner shower unit.

**OUTSIDE** A sunny and enclosed rear garden that has been thoughtfully designed for ease of maintenance. The gardens comprise of a lower section that is laid to patio and decking ideal for enjoying the evening sun with the second tier having a beautiful pebble stoned section overlooking the sea and out to Thatchers Rock, Torquay as well as a lawned area with a variety of mature shrubs and plants.

**PARKING** Off road parking for 2 vehicles on a block paved driveway and a single garage.

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.