



Wilkins Drive | Paignton | TQ4 7FF

Offers Over £260,000

A three bedroom home positioned within the sought after location of Whiterock, Paignton. The home is presented wonderfully throughout and boasts ample space with a welcoming hallway, a large open plan kitchen/diner/lounge, a downstairs WC, three bedrooms with the master being en-suite, a family bathroom, beautiful sunny rear gardens, off road parking and garage. The property is situated within close proximity of supermarkets, schools, south Devon college, retail parks, and more. The home is being offered with no onward chain!

- BEAUTIFULLY PRESENTED THROUGHOUT
- MASTER EN-SUITE
- GARAGE AND OFF ROAD PARKING
- SOUTH EAST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- NO CHAIN!

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

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

**LIVING ROOM/DINER** - 5.37m x 4.75m (17'7" x 15'7") A beautifully bright and large living room/diner opening into the kitchen perfect for entertaining and modern day living. Space for an abundance of furniture, tv point, a deep under stairs storage cupboard and two gas central heated radiators. uPVC double glazed French doors opening out onto the rear gardens.

**KITCHEN** - 2.84m x 2.46m (9'3" x 8'0") A modern kitchen with a range of overhead, base and drawer units with wood effect roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit with mixer tap above. A vast amount of integrated appliances such as an eye level electric oven, a four ring gas hob with extractor hood above, an integrated fridge freezer, dishwasher and washing machine. Complimentary tile backsplash and uPVC double glazed windows.

## FIRST FLOOR

Address 'Wilkins Drive, Paignton, TQ4 7FF'

Tenure '

Council Tax Band 'C'

EPC Rating '84 | B'

## Contact Details

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**BEDROOM ONE** - 3.92m x 3.16m (12'10" x 10'4") A wonderfully large master bedroom to the front aspect of the property with space for ample furniture, deep fitted wardrobes, uPVC double glazed window, tv point, gas central heated radiator and a door leading into:-

**EN-SUITE** A modern master en-suite boasting a low level flush WC, a wall mounted wash hand basin and a double shower unit. Complimentary tiled walls, shaver point, Extractor fan, uPVC obscure double glazed window and a white heated towel rail.

**BEDROOM TWO** - 3.4m x 2.72m (11'1" x 8'11") A brilliantly light and spacious double bedroom this time overlooking the well-kept rear gardens. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.16m x 1.97m (10'4" x 6'5") A further generously sized bedroom with again ample space. uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A contemporary family bathroom with 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. Tiled walls, extractor fan and a white heated towel rail.

**OUTSIDE** A south east facing, enclosed rear garden that has been thoughtfully landscaped with a sizeable lawned section, and a large patio area perfect for outdoor dining and entertaining. Gate access leads out to the garage and parking.

**GARAGE** A single garage with a metal up and over door and ample space for storage.

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

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.