



## Foxglove Way | Paignton | TQ4 7TG

Asking Price Of £240,000

A superb 2 bedroom mid-linked house located within a quiet residential area and served by nearby supermarket, schools and retail park. The property was built approximately 4 years ago and finished to a high specification. There is a lounge, kitchen/diner with built in oven and hob plus a downstairs WC with two double bedrooms both with en-suites. There is also the benefit of double glazing and central heating. The rear garden is enclosed being part patio and part lawn with gate leading to the parking area where there are two allocated spaces for this property. Keenly priced we recommend booking an early appointment.

- MID LINKED HOUSE
- 2 BEDROOMS
- 2 EN-SUITES
- DOUBLE GLAZING & CENTRAL HEATING
- GARDENS
- PARKING

## HALLWAY

Composite double glazed front door.

## DOWNSTAIRS W/C

A modern white suite comprising low level WC with dual flush and matching pedestal wash hand basin. Radiator.

## LOUNGE - 5m x 4m max (16'4" x 13'1")

A bright room with double glazed window to the front. Radiator. TV point. Glazed door to:-

## Kitchen/Diner - 4m x 2.7m approx (13'1" x 8'10")

A well appointed range of contemporary white gloss wall and base units topped with a slate effect work surface. Single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Built in stainless steel gas hob with stainless steel splashback and cooker hood over. Matching stainless steel oven. Space for fridge/freezer. Diner area with space for a 4 seater table with radiator and double glazed door leading to the rear garden. Spotlights to ceiling. Tiled effect floor. Double glazed window.

## FIRST FLOOR LANDING

Built in linen cupboard. Access to loft.

## BEDROOM ONE - 4m x 2.7m approx (13'1" x 8'10")

A double room with two double glazed windows to the front and radiator. Door to:-

## EN-SUITE BATHROOM

A contemporary suite comprising panelled bath with shower attachments. Pedestal wash hand basin plus matching low level WC with dual flush. Radiator. Part tiled walls.

## BEDROOM TWO - 3m x 2.9m approx (9'10" x 9'6")

Another double room with double glazed window and radiator. Door to:-

## EN-SUITE SHOWER ROOM

A modern white suite comprising shower enclosure with glass doors and shower unit. Pedestal wash hand basin with mirror over. Low level WC with dual flush.

## FRONT

Small garden frontage.

## PARKING

To the rear is a car park area where there are two allocated spaces for this property. Gate to rear garden.

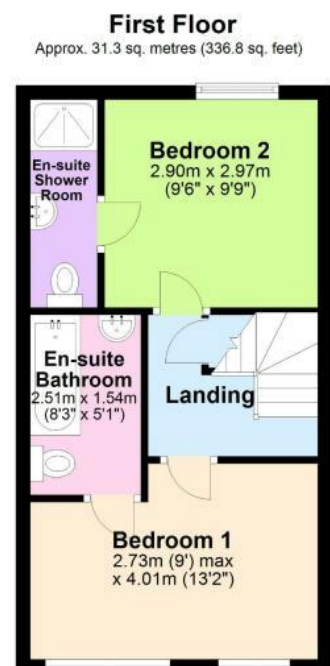
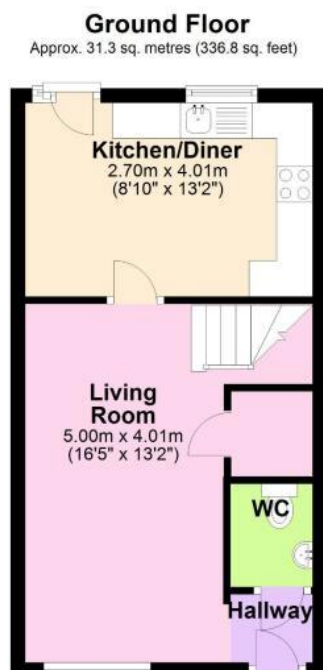
## REAR

An enclosed rear garden with lawn and patio enjoying a sunny aspect. Cold tap. Gate to car park.

## ESTATE CHARGE

£150 per year

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.



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

**Address**  
Foxglove Way, Paignton, TQ4 7TG

**EPC**  
84 B

**Tenure**  
Freehold

**Council Tax Band**  
C