



**Helford Walk | Paignton | TQ4 7NA**

**Asking Price Of £242,500**

Taylor's are pleased to offer this 3 bedroomed mid linked house located in the popular Broadlands Park area of Paignton served by good local amenities including doctors, dentists, shops and bus services. Paignton town centre is approximately 2 miles distant and Broadlands beach is about 15 minutes walk away. This property will need limited modernisation but does have a benefit of a large lounge/diner, downstairs WC and kitchen with 3 good size bedrooms and a modern shower room to the first floor plus double glazed windows and doors. There is an enclosed rear garden, manageable front garden plus a garage and forecourt in a very close by block. Now being sold with vacant possession and is keenly priced to reflect its condition.

- MID LINKED HOUSE
- THREE BEDROOMS
- REQUIRES SOME MODERNISATION
- DOWNSTAIRS WC
- ENCLOSED GARDEN
- VACANT



HALLWAY Double glazed front door electric panel heater. Under stairs cupboard housing gas and electric meter.

LOUNGE DINER - 7.5m x 3m (24'7" x 9'10") at widest. A large bright room with full length double glazed patio doors to one end leading to the rear garden and a large double glazed picture window overlooking the front garden and Helford walk. Decorative fireplace with inset gas fire. TV point.

KITCHEN - 3.2m x 2.2m (10'5" x 7'3") Fitted with a range of white high gloss fronted units with beach block effect work surfaces over. Single drainer stainless steel sink unit. Space for cooker. Gas cooker point. Space. Would effect flooring. Part tiled walls. Double glazed window and door to rear garden.

DOWNSTAIRS WC Having a modern white suite with close couple WC with dual flush and wash hand basin with mixer tap over. Double glazed window. Stairs to:-

FIRST FLOOR LANDING Airing cupboard housing hot water tank and slatted shelving.

BEDROOM ONE - 4.3m x 2.6m (14'1" x 8'6") at widest points. A good double bedroom with double glazed window and an open outlook with distant view towards Brixham in the distance. Electric panel heater. Range of freestanding mirror fronted wardrobes. Access to loft.

Address 'Helford Walk, Paignton, TQ4 7NA'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '34 | F'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



BEDROOM TWO - 3.4m x 3.2m (11'1" x 10'5") at widest. Another double bedroom having built in wardrobes and an electric panel heater. Double glazed window overlooking the rear aspect.

BEDROOM THREE - 3.3m x 2.6m (10'9" x 8'6") at widest (L shaped). A generous single bedroom having a double glazed window enjoying a similar outlook to bedroom one plus built in shelving and wardrobe.

SHOWER ROOM A modern shower room having a white suite with double shower cubicle with chrome mains shower fitment and glass doors. Corner wash hand basin with mixer tap over and low level WC with concealed system and wall mounted dual flush pushbutton system. Grey acrylic panelling to walls, double glazed window and wood effect flooring.

OUTSIDE To the front is a lawn garden with a variety of inset shrubs and pathway to front door. To the rear is an enclosed level garden which has been made mainly paved for ease of maintenance with shrub borders. The garden enjoys a sunny aspect and has a gate to a rear pedestrian lane leading to the close by garage in a block.

PARKING There is a single garage in a close by block which can be accessed from the main Cherrybrook Drive or on foot from the pedestrian access from the rear garden. Newly fitted metal up over door.

DRIVEWAY which will allow additional parking for one car.

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.