



## Littlegate Road | Paignton | TQ3 3AZ

An incredibly large four bedroom home located within Paignton town centre. The home offers a welcoming entrance hallway, a spacious living room, a sizeable dining room, a large kitchen/breakfast room, a downstairs WC, four bedrooms with the master boasting a modern shower room, two further loft rooms, a family bathroom, a great sized sun terrace and a courtyard. The property is ideally situated within a stones throw of Paignton town centre, Paignton bus and train station, Victoria park, an array of cafes and restaurants, schools and much more.

## Offers Over £250,000

- EXCEPTIONALLY LARGE ACCOMMODATION
- REAR COURTYARD AND SUN TERRACE
- SHORT WALK FROM PAIGNTON TOWN CENTRE AND VICTORIA PARK
- BASEMENT
- NEW KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING

**ENTRANCE PORCH** A uPVC double glazed front door opening into the inner entranceway with tiled flooring, overhead lighting and a secondary door opening into:-

**ENTRANCE HALLWAY** A wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, door leading down to the basement, picture rails and dado rails and a gas central heated radiator.

**LIVING ROOM** - 4.46m x 3.77m (14'7" x 12'4") An incredibly large and light filled living room to the front aspect of the home with space for ample furniture. Chimney breast wall with a feature gas fireplace, tv point, high ceilings, picture rails, uPVC double glazed bay window and a gas central heated radiator.

**DINING ROOM** - 3.73m x 3m (12'2" x 9'10") A wonderfully spacious dining room with space for a 8/10 seater dining table. Original features such as coving and picture rails, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/BREAKFAST ROOM** - 6.71m x 3.16m (22'0" x 10'4") A beautifully modern kitchen boasting range of overhead, base and drawer navy units with quartz units above. A 1 bowl sink unit with mixer tap above, an eye level electric oven with grill integrated an induction hob with extractor hood above, an eye level integrated microwave and an integrated dishwasher. Space and plumbing it a washing machine, dryer and American fridge freezer, overhead lighting, a composite double glazed door leading out to the courtyard and a gas central heated radiator.

**OFFICE/BEDROOM 5** - 3.72m x 3.41m (12'2" x 11'2") A great sized room that could be used for multiple purposes such as office/bedroom/playroom/craft room etc. uPVC double glazed window and a gas central heated radiator.

**CLOAKROOM** A low level flush WC, a wall mounted wash hand basin with fitted storage below, a chrome heated towel rail and extractor fan.

## FIRST FLOOR

**Address 'Littlegate Road, Paignton, TQ3 3AZ'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

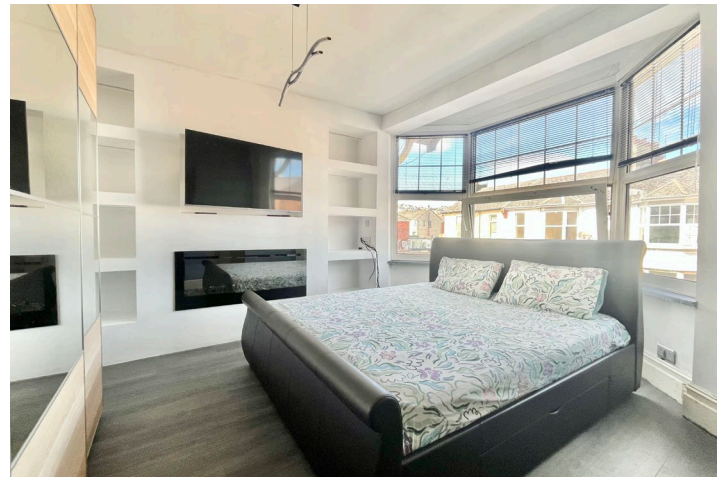
**EPC Rating '61 | D'**

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**BEDROOM ONE** - 4.95m x 4.42m (16'2" x 14'6") An exceptionally large master bedroom to the front aspect of the home. Space for a vast amount of furniture, a recently built media wall with inset for a large TV and an electric fireplace. uPVC double glazed bay window and a gas central heated radiator. Archway opening into:-

**EN-SUITE** A vanity wash hand basin with fitted storage below and a walk in double shower unit. Complimentary tiled walls, extractor fan, shaver points and a chrome heated towel rail.

**BEDROOM TWO** - 3.73m x 3.02m (12'2" x 9'10") A further generously sized double bedroom with ample space. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.9m x 2.4m (9'6" x 7'10") A third single bedroom that could alternatively make an ideal office. uPVC double glazed door leading out to the sun terrace and a gas central heated radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled corner bath unit with shower attachments above. Modern tiling, two uPVC obscure double glazed windows and a chrome heated towel rail.

## SECOND FLOOR

### LOFT ROOMS

**LOFT ROOM 1** - 5.48m x 2.77m (17'11" x 9'1") Velux window, eaves storage, a gas central heated radiator and a door leading into:-

**LOFT ROOM 2** - 3.38m x 1.84m (11'1" x 6'0") A brilliantly spacious additional room currently being used as a bedroom. uPVC double glazed window, eaves storage and a gas central heated radiator.

### BASEMENT

**OUTSIDE** The ground floor has a paved enclosed rear courtyard. A timber decked sun terrace is accessed via the first floor, ideal for entertaining and alfresco dining.

**AGENTS NOTE** In the property there is high quality quickstep LVT. The rewiring was also re done 2 years ago.

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.