



Belfield Road | Paignton | TQ3 3UY

A wonderfully spacious three bedroom semi detached family home nestled a mile just outside of Paignton town. The property comprises of a welcoming entrance hallway, a spacious living room, a large kitchen/diner/snug, a utility, a downstairs cloakroom, three sizeable bedrooms, a contemporary family bathroom, picturesque rear gardens and off road parking. The home is positioned within easy reach of schools, local shops as well as an array of supermarkets, Paignton town, bus links and more.

Offers Over £260,000

- BEAUTIFULLY PRESENTED
- LARGE KITCHEN/DINER/SNUG
- OFF ROAD PARKING
- LANDSCAPED REAR GARDENS
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL AMENITIES

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

LOUNGE - 4.01m x 3.8m (13'1" x 12'5") A brilliantly spacious family living room to the front aspect of the property overlooking the well-kept front gardens, space for ample furniture, tv and internet points, two uPVC double glazed windows and a gas central heated radiator.

KITCHEN/DINER - 6.12m x 4.64m (20'0" x 15'2") An incredibly large and modern kitchen/diner/snug perfect for modern day living and entertaining. The kitchen boasts a range of overhead, base and drawer white high gloss units with solid oak work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above as well as an integrated dishwasher. Complimentary tile backsplash, overhead spotlighting, space for an 8 seater dining table as well as additional furniture perfect for hosting. Overhead skylights, UPVC double glazed French doors leading out to the picturesque gardens and a gas central heated radiator. Doors leading into:-

UTILITY Space and plumbing for a washing machine and dryer, overhead lighting and extractor fan.

CLOAKROOM A contemporary downstairs cloakroom boasting a low level flush WC, a wall mounted wash hand basin with fitted storage below, complimentary tiled walls and a uPVC obscure double glazed window.

Address 'Belfield Road, Paignton, TQ3 3UY'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

Contact Details

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FIRST FLOOR

BEDROOM ONE - 4.25m x 3.02m (13'11" x 9'10") A wonderfully large master bedroom to the front aspect of the property with space for a vast amount of furniture, uPVC double glazed window and a central heated radiator.

BEDROOM TWO - 3.19m x 2.8m (10'5" x 9'2") A further extremely generous sized double bedroom overlooking the sunny rear gardens, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.62m x 2.42m (8'7" x 7'11") A third large single bedroom overlooking the front gardens, uPVC double glazed window and a central heated radiator.

FAMILY BATHROOM A Contemporary family bathroom comprising of a low-level flush WC, a vanity wash hand basin with fitted storage below and a panelled P shaped bath unit with shower attachment above and a protective glass shower screen. Modern tiling to walls, uPVC obscure double glazed window, extractor fan and a chrome heater tower.

OUTSIDE A beautifully landscaped and sunny rear garden that has been thoughtfully designed by the current owners that boasts a large composite decking area ideal for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn. Outdoor lighting and electrical points, side gate access and a timber built shed.

PARKING Off road parking for 2 vehicles on a concrete laid driveway.

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.