



Millbrook Road | Paignton | TQ3 3AU

Offers Over £170,000

A well presented and charming two bedroom cottage located just outside of Paignton town centre. The home comprises of a welcoming entrance hallway, a spacious living room, a large dining room, a modern kitchen, two wonderfully sized double bedrooms, a family bathroom and rear courtyard garden. The home is conveniently situated within easy reach of schools, Paignton town, shops, the bus and train station, parks and more. The cottage is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- CLOSELY LOCATED TO PAIGNTON TOWN CENTRE
- BEAUTIFULLY PRESENTED THROUGHOUT
- REAR COURTYARD GARDEN

ENTRANCE A uPVC double glazed front door opening into a welcoming entrance hallway, door leading through to the living room and a walkway leading through to the rest of the ground floor accommodation, overhead lighting and a gas central heated radiator.

LIVING ROOM - 3.59m x 3.36m (11'9" x 11'0") A bright and roomy lounge to the front aspect of the property with space for ample furniture. Tv point, cupboard housing the consumer unit, uPVC double glazed window and a gas central heated radiator.

DINING ROOM - 4.38m x 4.35m (14'4" x 14'3") A brilliantly large dining room with space for an abundance of furniture. A feature electric fireplace and to either side are recessed for shelving etc. Panelled door to a deep understairs cupboard with ample storage space, uPVC double glazed window and a gas central heated radiator.

KITCHEN - 3.5m x 1.7m (11'5" x 5'6") A modern fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space for a fridge freezer, uPVC double glazed windows and a uPVC double glazed door leading out to the courtyard garden.

Address 'Millbrook Road, Paignton, TQ3 3AU'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '68 | D'

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FIRST FLOOR

BEDROOM ONE - 4.39m x 3.74m (14'4" x 12'3") An exceptionally large master bedroom to the front aspect of the property with space for a vast amount for furniture. A feature decorative cast iron fireplace, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.89m x 2.59m (12'9" x 8'5") A further generously sized double bedroom overlooking the well-kept rear courtyard. uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A sunny and enclosed rear courtyard that is laid to concrete for ease of maintenance. Space for outdoor table and chairs ideal for alfresco dining. Access to the utility store.

UTILITY STORE Space and plumbing for a washing machine.

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.