



## Polsham Park | Paignton | TQ3 2AD

Asking Price Of £270,000

A two bedroom detached home located in the desirable road of Polsham Park just a stones throw from Victoria park and Paignton beach. The home comprises of a large living room, a spacious kitchen/breakfast room, a downstairs WC, two double bedrooms, a family bathroom, a garage, off road parking and a low maintenance south west facing rear courtyard. The property is ideally located just a stones throw from an array of amenities such as Victoria park, Paignton town, Paignton beach, an array of shops, bus and train links, schools, Oldway mansions and more. The property is being offered with no onward chain!

- NO CHAIN!
- DETACHED HOME
- CLOSELY LOCATED TO PAIGNTON TOWN AND BEACH
- GARAGE
- SOUTH WEST FACING REAR COURTYARD GARDEN



**LOUNGE** - 4.78m x 3.73m (15'8" x 12'2") A brilliantly large lounge/diner with double aspect uPVC double glazing allowing an abundance of light to beam through. Space for ample furniture, Tv and internet points, under stairs storage, uPVC double glazed window to the front and sliding patio doors leading out to the rear gardens. Stairs rising to the first floor, a gas central heated radiator and an archway opening into:-

**KITCHEN** - 4.56m x 2.41m (14'11" x 7'10") A spacious kitchen/breakfast room 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 a four ring gas hob and extractor hood above. Space and plumbing for a washing machine and fridge freezer, tile backsplash, space for a breakfast table, uPVC double glazed window to the front and a uPVC double glazed door leading out to the rear.

**CLOAKROOM** A useful downstairs cloakroom comprising of a low level flush WC and a wall mounted wash hand basin. uPVC obscure double glazed window and extractor fan.

**BEDROOM ONE** - 4.58m x 2.29m (15'0" x 7'6") A wonderfully large master bedroom with space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator.



**BEDROOM TWO** - 2.84m x 2.82m (9'3" x 9'3") A further generously sized double bedroom to the front aspect of the property with ample room. Built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls, extractor fan, a wall mounted mirror fronted medicine cabinet, Velux window and a gas central heated radiator.

**OUTSIDE** A south west facing rear courtyard garden that has been thoughtfully laid predominately to patio slabs perfect for ease of maintenance and entertaining. Within the gardens are array of mature shrubs and plants, a courtesy door leading into the garage and an outdoor light.

**GARAGE** A metal up and over door, electrical points and a courtesy door leading into the gardens.

Address 'Polsham Park, Paignton, TQ3 2AD'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '71 | C'

### Contact Details

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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.