



Tudor Close | Paignton | TQ4 7RF

Asking Price Of £219,950

A well presented two bedroom semi detached home located in the desirable location of Roselands within a quiet cul-de-sac. The property comprises of a welcoming entrance hallway, a spacious living room, a modern kitchen, two sizeable bedrooms, a family shower room, off road parking and private rear gardens. The home is conveniently located within easy reach of Roselands and white rock primary, Paignton academy, south Devon college, an array of supermarkets, parks and more.

- QUIET CUL-DE-SAC
- SOUGHT AFTER ROSELANDS LOCATION
- TWO BEDROOMS
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDENS

**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner hallway with overhead lighting, stairs rising to the first floor and a gas central heated radiator.

**LIVING ROOM** - 3.62m x 2.91m (11'10" x 9'6") A bright and spacious living room overlooking the private rear gardens with space for ample furniture. Vaulted ceilings with skylights, tv point, uPVC double glazed windows, a uPVC double glazed door leading out to the rear and a gas central heated radiator.

**KITCHEN** - 3.97m x 2.64m (13'0" x 8'7") A modern kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, cupboard housing the recently installed combination boiler, breakfast bar seating and an opening into the living room.

**BEDROOM TWO** - 2.85m x 2.21m (9'4" x 7'3") A generously sized second smaller double bedroom located on the ground floor of the property that could also make an ideal office/study etc. uPVC double glazed window and a gas central heated radiator.

Address 'Tudor Close, Paignton, TQ4 7RF'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '62 | D'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

info@taylorsestates.co.uk  
01803 663561



### FIRST FLOOR

**BEDROOM ONE** - 3.58m x 3.2m (11'8" x 10'5") A wonderfully spacious master bedroom overlooking the front gardens with space for a vast amount of furniture, built in storage cupboard, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A modern family shower room boasting a three piece suite of a low level flush WC, a pedestal wash hand basin and a walk in corner shower unit. Complimentary part tiled walls, a uPVC obscure double glazed window and a heated towel rail.

**OUTSIDE** A sunny and private rear garden that has been thoughtfully designed for ease of maintenance with the garden boasting a large patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are laid to artificial lawn. A variety of mature shrubs and plants, side access and a timber built shed.

**PARKING** Off road parking for 2 vehicles.

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.