



**Brixham Road | Paignton | TQ4 7HG**

A well presented three bedroom mid terraced home conveniently located within easy reach of an array of amenities. The home comprises of a welcoming entrance hallway, a large open plan lounge/diner/kitchen perfect for entertaining, three sizeable bedrooms, a family shower room and large landscaped rear gardens. The property is perfectly positioned within close proximity of Paignton Academy, south Devon college, a variety of supermarkets, bus links, restaurants and more. The property is being offered with no onward chain!

**Offers Over £230,000**

- NO CHAIN!
- CLOSE TO LOCAL AMENITIES
- MODERN SHOWER ROOM
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- LOW MAINTENANCE REAR GARDENS

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs rising to the first floor, a door leading into the ground floor accommodation, an under stairs storage cupboard, cupboard housing the electric metre and fuse box as well as a gas central heated radiator.

KITCHEN/DINER/LOUNGE - 24' 2" max x 19' 7" max ( 7.37m max x 5.97m max ) An incredibly large and light filled open plan kitchen/diner/living room perfect for modern day living and entertaining. The kitchen area comprises a range of white high gloss overhead, base and drawer units with wood effect work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, complimentary tile backsplash, an eye level integrated microwave and a uPVC double glazed window and door leading out to the rear gardens. The living room/diner area offers a vast amount of space for furniture, tv and internet points, double aspect uPVC double glazing with windows overlooking the private front gardens and French doors leading out to the gardens ideal for that indoor/outdoor feel. A feature electric fireplace, coving and two gas central heated radiators.

#### FIRST FLOOR

BEDROOM ONE - 11' 4" max x 11' 2" max ( 3.45m max x 3.40m max ) A wonderfully large master bedroom to the front aspect of the property boasting space for an abundance of furniture, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 11' 4" max x 11' 2" max ( 3.45m max x 3.40m max ) A further generously sized double bedroom overlooking the picturesque rear gardens, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 8' 6" max x 8' max ( 2.59m max x 2.44m max ) A spacious third single bedroom that could alternatively make an ideal office/hobby room etc. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A modern family shower room boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit with rainfall and power shower attachments. Complimentary tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A sunny, enclosed and low maintenance rear gardens that boasts a large decking area off of the kitchen/diner/lounge perfect for outdoor dining and entertaining, a concrete laid patio area and a further a pebble stoned section. The gardens also benefit from back gate access, outdoor electrical and lights.

Address 'Brixham Road, Paignton, TQ4 7HG'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '69 | C'

#### Contact Details

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