



Westleat Avenue | Paignton | TQ3 3UL

A well presented 3/4 bedroom semi detached house located within a quiet cul-de-sac in Paignton. The property comprises of a welcoming inner porch way that opens into the entrance hallway, a spacious living room, a kitchen/breakfast room, utility, four bedrooms, sunny rear gardens and off road parking. The property is conveniently situated within easy reach of Primley park and woods, Paignton academy, supermarkets, bus links and more.

Asking Price Of £255,000

- SEMI DETACHED HOUSE
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- SUNNY REAR GARDENS
- SHORT WALK TO PRIMLEY PARK

ENTRANCE A uPVC double glazed front door opening into a spacious inner porch way with overhead lighting, shoe storage space and a secondary door opening into

HALLWAY A welcoming entrance hallway with doors leading to the adjoining room, stairs rising to the first floor, thermostat heating control and an under stair storage cupboard.

LIVING ROOM - 4.46m x 3.52m (14'7" x 11'6") A wonderfully spacious living room to offering space for ample furniture. Tv point, uPVC double glazed windows overlooking the rear gardens and a gas central heater radiator.

KITCHEN/BREAKFAST ROOM - 3.09m x 2.68m (10'1" x 8'9") 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, space for a breakfast table, a uPVC double glazed window and door leading into the utility room and a gas central heated radiator.

UTILITY ROOM - 2.71m x 1.33m (8'10" x 4'4") A useful utility room off of the kitchen with space and plumbing for a washing machine, tumble dryer and fridge freezer. Triple aspect uPVC double glazing with windows to the side aspects and a door leading out to the rear gardens.

BEDROOM FOUR/DINING ROOM - 3.31m x 2.24m (10'10" x 7'4") A great size bedroom located on the ground floor of the property that could alternatively make an ideal dining room/office/playroom/hobby room etc. uPVC double glazed window and a gas central heated radiator.

Address 'Westleat Avenue, Paignton, TQ3 3UL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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FIRST FLOOR

BEDROOM ONE - 3.76m x 3.52m (12'4" x 11'6") A brilliantly large master bedroom to the rear aspect of the home overlooking the gardens with a wonderful countryside outlook. Deep fitted mirror fronted wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 4.78m x 2.58m (15'8" x 8'5") A second incredibly large double bedroom this time to the front aspect of the property with picturesque countryside view. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.63m x 2.67m (11'10" x 8'9") A generously sized double bedroom again to the rear aspect of the home with rolling countryside views. Deep fitted mirror fronted wardrobes, uPVC double window on a gas central heated radiator.

BATHROOM A modern family bathroom comprising of a pedestal wash handbasin and a panelled P shaped bath unit with shower attachments above and a protective glass shower screen. Complementary tiling to the walls and floors, a wall mounted mirror fronted medicine cabinet, uPVC obscure double glazed windows and a chrome heated towel.

CLOAKROOM A low-level flush WC with modern tiling to the walls and a uPVC obscure double glazed window.

OUTSIDE A sunny and enclosed rear garden that enjoys a sunny aspect. The gardens are predominantly laid to lawn with a further patio area perfect for outdoor dining.

PARKING Off road parking for 1 vehicle.

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.