



Holwill Tor Walk | Paignton | TQ4 7EG

Offers Over £335,000

A substantially sized four bedroom semi detached house located within a quiet cul-de-sac in the desirable location of Roselands, Paignton. The home is presented beautifully throughout and comprises of a welcoming entrance way, a large living room that flows through to a spacious kitchen/diner perfect for modern day living and entertaining, a downstairs cloakroom/utility, four double bedrooms, a large family bathroom, landscaped rear gardens and ample off road parking. The property is ideally situated within easy reach of Roselands primary school, Paignton academy, south Devon college, an array of supermarkets, restaurants and more.

- BEAUTIFULLY PRESENTED THROUGH OUT
- LANDSCAPED REAR GARDENS
- AMPLE OFF ROAD PARKING
- QUIET CUL-DE-SAC
- SOUGHT AFTER ROSELANDS LOCATION
- FOUR DOUBLE BEDROOMS

**ENTRANCE** A uPVC composite front door leading into the inner porch with a large uPVC obscure double glazed window to the side for privacy, and doors leading into:-

**LOUNGE** - 5.54m x 3.23m (18'2" x 10'7") An incredibly spacious living room to the front aspect of the property with space for ample furniture, an under stairs storage cupboard, stairs rising to the first floor, overhead lighting, tv and internet points, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** - 5.78m x 4.54m (18'11" x 14'10") A wonderfully spacious kitchen/diner comprising a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, an electric eye level double oven with grill integrated and a four ring gas hob with extractor hood above. Space for a 6/8 seater dining table, uPVC double glazed sliding patio doors leading out to the rear gardens and a gas central heated radiator.

**UTILITY/CLOAKROOM** - 2.66m x 2.22m (8'8" x 7'3") A useful downstairs cloakroom/utility room boasting a low level flush WC, a wall mounted wash hand basin, space and plumbing for a washing machine, dryer and dishwasher with roll edged work surfaces above. A uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** - 4.69m x 2.16m (15'4" x 7'1") A great sized fourth double bedroom located on the ground floor of the property that could alternatively make an ideal office/playroom/hobby room etc. uPVC double glazed window and a gas central heated radiator.

**Address** 'Holwill Tor Walk, Paignton, TQ4 7EG'

**Tenure** 'Freehold'

**Council Tax Band** 'C'

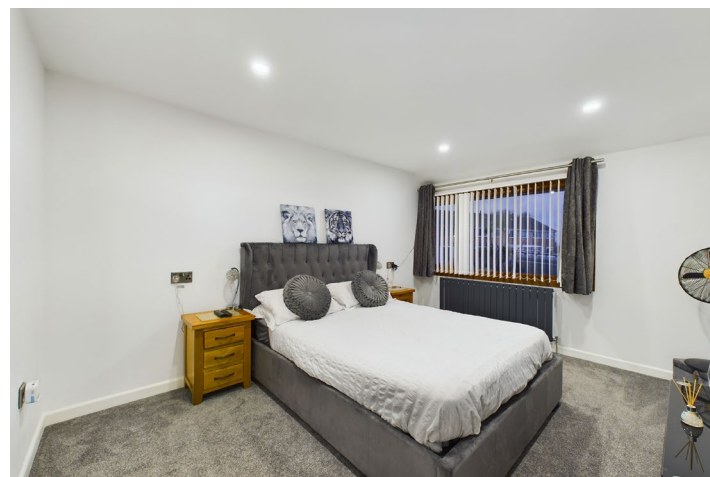
**EPC Rating** '73 | C'

## 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** - 4.07m x 3.23m (13'4" x 10'7") An exceptionally large master bedroom to the front aspect of the property offering an abundance of space. uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.76m x 3.24m (12'4" x 10'7") A further generously sized double bedroom overlooking the well-manicured gardens, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.23m x 2.45m (10'7" x 8'0") A third sizeable double bedroom again to the front of the home. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A spacious family bathroom that boasts a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a bath unit and a separate double shower unit as well. Complimentary tiled walls, two uPVC obscure double glazed windows and a heated towel rail.

**OUTSIDE** A beautifully landscaped rear garden that has been thoughtfully designed by the current owners for both ease of maintenance and style. The gardens boast a sizeable patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are laid to artificial lawn for easy care.

**PARKING** Off road parking for 3 vehicles on a block paved driveway.

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.