



Clifton Road | Paignton | TQ3 3LQ

Offers Over £230,000

A gorgeous three bedroom mid terraced house located just a stones throw from Paignton town. The home comprises of a welcoming entrance hallway, a spacious living room, a modern kitchen/diner, three bedrooms, a contemporary family bathroom and sunny rear gardens. The property is perfectly positioned within a short walk of Paignton town, local shops, doctors and pharmacies, Paignton bus and train station, schools and much more.

- BEAUTIFULLY PRESENTED THROUGHOUT
- FULLY REFURBISHED
- REAR GARDEN
- LUXURY KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- CLOSE PROXIMITY TO PAIGNTON TOWN



**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, a deep under stairs storage cupboard, a further cupboard housing the new consumer unit and a gas heating radiator.

**LOUNGE/DINER** - 4.01m x 3.53m (13'2" x 11'7") A beautifully bright and spacious lounge to the front aspect of the property offering ample space for furniture. A feature open fireplace surround with tiling, built in storage within the alcoves, tv point, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN/DINER** - 5.11m x 3.89m (16'9" x 12'9") An incredibly modern kitchen/diner boasting a range of base and drawer units with square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four induction hob with extractor hood above. Further integrated appliances such as fridge freezer, dishwasher and washing machine. A deep fitted pantry cupboard also housing the new combination boiler, tile backsplash, open shelving, uPVC double glazed windows, uPVC double glazed French doors leading out to the gardens and a gas central heated radiator.

**Address** 'Clifton Road, Paignton, TQ3 3LQ'

**Tenure** 'Freehold'

**Council Tax Band** 'B'

**EPC Rating** '52 | E'

### Contact Details

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**BEDROOM ONE** - 4.27m x 3.61m (14'0" x 11'10") A wonderfully light and large master bedroom to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.66m x 2.82m (12'0" x 9'3") A further generously sized double bedroom again offering ample space. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.54m x 1.93m (8'4" x 6'4") A spacious single bedroom, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A contemporary and spa like family bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Modern tiling, uPVC obscure double glazed windows and a chrome heated towel rail.

**OUTSIDE** A sunny rear garden that is arranged over two levels with the first section being laid to concrete for ease of maintenance with the second tier being laid to lawn and shrubs.

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.