



Bowland Close | Paignton | TQ4 7RT

Asking Price Of £225,000

A two bedroom traditionally built semi detached house on the highly popular Roselands area, served by excellent local school, bus services and supermarkets. The property benefits from gas central heating, uPVC double glazing, two double bedrooms and kitchen/diner onto conservatory. Outside is parking for 2/3 cars with good sized garden to the front and rear.

- TWO BEDROOM SEMI
- ROSELANDS AREA
- DRIVE AND PARKING
- KITCHEN/DINER
- GOOD SIZED GARDENS

To the front of the property there is a uPVC double glazed entrance door into:-

ENTRANCE LOBBY uPVC double glazed window to the front aspect, multi paned door into:-

LOUNGE - 17' 5" x 12' 10" (5.31m x 3.91m)
Coved ceiling, UPVC double glazed window to the front aspect overlooking the garden, central heating radiator, TV point, open tread stairs rising to the first floor.

KITCHEN/DINER - 13' x 8' 10" (3.96m x 2.69m)
uPVC double glazed window to the rear aspect and glazed door leading to rear. A range of matching wall and base units with roll edge work surface over, one and a half sink unit with drainer and mixer tap over, complimentary tiled splashbacks, space for free standing cooker, space for fridge freezer, central heating radiator, space for table and chairs, wall mounted gas boiler. Door to:-

REAR CONSERVATORY uPVC double glazed window and door. Central heating radiator.

FIRST FLOOR LANDING Access to loft space.



BEDROOM ONE - 12' 10" x 12' max (3.91m x 3.66m max) uPVC double glazed windows to the front aspect. Central heating radiator.

BEDROOM TWO - 12' x 8' 9" (3.66m x 2.67m) uPVC double glazed window to the rear aspect with attractive views over the surrounding area and out towards the sea in the distance. Central heating radiator.

BATHROOM - 7' 7" x 4' 8" (2.31m x 1.42m)
Obscure uPVC double glazed window, white suite comprising inset panelled bath with shower above and pedestal wash hand basin, low level WC and built in airing cupboard.

OUTSIDE To the front of the property there is an attractive garden housing various plants, shrubs and bushes, driveway leading to the side of the property with pathway to entrance door. Side access gate leading to the rear. To the rear of the property there is an enclosed garden stocked with well established shrubs and plants, level lawned area, further garden area, paved patio area and two garden sheds.

Address 'Bowland Close, Paignton, TQ4 7RT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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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.