

Harbourne Avenue | Roselands | Paignton | TQ4 7EQ

Asking Price Of £289,950

A four bedroom semi detached house, in good order throughout on this highly popular development and backing onto rural zoo land. The property has been maintained to a high standard, being in good order. Outside are private gardens and driveway. Viewing is recommended.

- FOUR BEDROOM SEMI
- BESPOKE KITCHEN
- LOVELY GARDENS
- GOOD ORDER
- POPULAR LOCATION

uPVC double glazed front door to:-

ENTRANCE HALLWAY uPVC double glazing.
Doors to:-

LOUNGE/DINER - 7.5m x 3.4m (24'7" x 11'1")
Wooden fireplace plus surround with inset real flame gas fire. Two double central heating radiators. uPVC double glazing and uPVC double glazed patio doors onto gardens.

INNER HALLWAY Understairs cupboard, stairs to landing.

KITCHEN - 3m x 2.5m (9'10" x 8'2") Range of cream coloured natural wood units comprising sink unit with cupboards below; adjoining work tops with range of cupboards and drawers under. Matching wall units with inset gas hob and oven below. Extractor fan. Central heating radiator. uPVC double glazed window and door. Spot lighting.

BEDROOM FOUR/STUDY - 4.9m x 2.6m (16'0" x 8'6") Central heating radiator. uPVC double glazing.

LANDING Access to loft space. uPVC double glazing.

Address 'Harbourne Avenue, Roselands, Paignton, TQ4 7EQ'

Tenure 'Freehold'

Council Tax Band 'C'

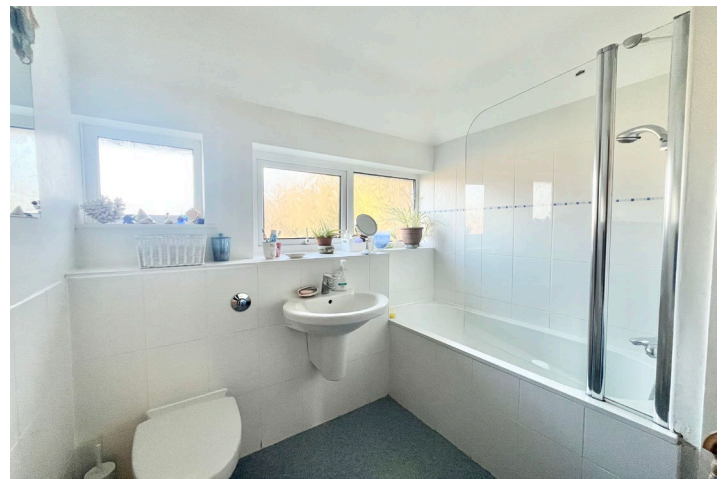
EPC Rating 'TBC'

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BEDROOM ONE - 4.1m x 3.3m (13'5" x 10'9")
Central heating radiator. uPVC double glazing.

BEDROOM TWO - 3.3m x 3.2m (10'9" x 10'5")

BEDROOM THREE - 3.3m x 2.5m (10'9" x 8'2") Central heating radiator. uPVC double glazing.

BATHROOM Replaced white quality suite comprising panelled bath, half pedestal basin and close coupled WC. Part tiled. uPVC double glazing. Heated towel rail. Cupboard with gas boiler for central heating and domestic hot water.

OUTSIDE Parking bay.

FRONT GARDEN Lawned garden area.

REAR GARDEN Patio area onto lawned gardens area with flower and shrub borders backing onto zoo land. Side access.

AGENT NOTES Garage was converted over 35 years ago and the owner does not have building regulations.

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.