



York Road | Paignton | TQ4 5NN

Offers Over £240,000

A four bedroom extended terraced house situated within short reach of local shops, schools and bus services. The property has been extensively upgraded by the current owners including luxury high end kitchen, quality bathroom suite to the ground floor and shower room refitted to the first floor. The property has been redecorated throughout and provides versatile family living accommodation. Outside gardens to the rear which can incorporate a parking space if required.

- FOUR BEDROOM SEMI
- EXTENDED SPACIOUS HOUSE
- NEWLY REPLACED UPVC DOUBLE GLAZING
- PARKING TO REAR
- NO FORWARD CHAIN

ENTRANCE UPVC double glazed glass front door to:-

ENTRANCE PORCH Glazed door to:-

HALLWAY Natural wood effect flooring. Central heating radiator and under stairs cupboard.

LOUNGE 13' x 12' 3" (3.96m x 3.73m) Feature open fire place. Natural wood effect flooring. UPVC double glazed window. Central heating radiator

BEDROOM FOUR/DINING ROOM 12' 1" x 9' 10" (3.64m x 3m) UPVC double glazed window. Central heating radiator.

KITCHEN/BREAKFAST ROOM 11' 4" x 8' 6" (3.45m x 2.59m) Range of recently fitted luxury kitchen cupboards. Single drainer sink unit with cupboards and drawers under. Further range of matching wall and base units incorporating double eye level and hob. Concealed cupboard housing combination boiler for central heating and domestic water. UPVC double glazed window and door.

UTILITY ROOM Appliance space for washing machine and tumble dryer. UPVC double glazed to:-

Address 'York Road, Paignton, TQ4 5NN'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '54 | E'

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BATHROOM Beautiful suite comprising shower bath and screen with mains shower. Low level WC. Mostly tiled. UPVC double glazed window.

FIRST FLOOR LANDING Doors to:

BEDROOM ONE 15' 9" x 11' 0" (4.8m x 3.35m) UPVC double glazed window. Central heating radiator.

BEDROOM TWO 12' 2" x 10' 0" (3.71m x 3.05m) UPVC double glazed window. Central heating radiator

BEDROOM THREE 9' 0" x 8' 7" (2.74m x 2.62m) UPVC double glazed window. Central heating radiator

SHOWER ROOM Replaced suite comprising shower cubicle with glass screen. Vanity wash basin. low level WC. Tiled.

OUTSIDE Parking to the road. Sea front garden view.

REAR GARDEN Newly made patio area onto further patio and parking.

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.