



Roselands Drive | Paignton | TQ4 7BT

Offers Over £300,000

A considerably sized three bedroom semi-detached house located within the desirable location of Roselands, Paignton. The home is presented beautifully comprising of entrance hallway, lounge, open plan quality fitted kitchen/dining room, rear conservatory/family room whilst also on the ground floor is an office/study created from the rear of the original garage and a cloakroom/WC plus rear lobby 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.

- THREE BED SEMI DETACHED
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- LEVEL REAR GARDEN
- SEA VIEWS ACROSS TO THATCHERS ROCK

Feature composite front door with inset double glazed panels and matching obscure double glazed window to the side opening to:-

RECEPTION HALLWAY - 13' 5" x 6' 4" (4.09m x 1.93m)
Feature staircase rising to first floor, radiator, under stairs storage cupboard, feature laminate tile effect floor, Hive central heating control unit.

LOUNGE - 14' 7" x 11' 10" (4.44m x 3.61m) uPVC double glazed window with outlook to the front, radiator, TV aerial connection point, coved ceiling.

OPEN PLAN KITCHEN/DINING ROOM - 18' 2" x 11' 10" (5.54m x 3.61m) Excellently fitted open plan room with modern contemporary style units comprising of inset stainless steel sink unit with single drainer and mixer taps. Range of work surfaces over fitted floor cupboard and drawer units with matching wall mounted cupboards over with contrasting coloured splashback. Inset four ring Candy electric induction hob with built-in oven and grill below and Hotpoint canopy style extractor over, integrated dishwasher, space and plumbing for washing machine, integrated wine cooler, ample room for dining table and chairs, uPVC double glazed windows to both side and also to rear, double glazed door opening through to the conservatory.

CONSERVATORY/FAMILY ROOM - 15' 0" x 9' 3" (4.57m x 2.82m) uPVC double glazed windows enjoying outlook over the garden with double glazed doors to both side and rear, pitched polycarbonate double glazed roof and laminate strip flooring.

STORAGE ROOM - 9' 1" x 7' 0" (2.77m x 2.13m) Currently used as an office* Having power points, two pendant lights, door giving access to garage.

CLOAKROOM/WC - 4' 4" x 3' 8" (1.32m x 1.12m) Low level WC, corner wash hand basin, obscure double glazed window.

Also from the lobby there is a half double glazed door giving access to outside.

Address 'Roselands Drive, Paignton, TQ4 7BT'

Tenure 'Freehold'

Council Tax Band 'C'

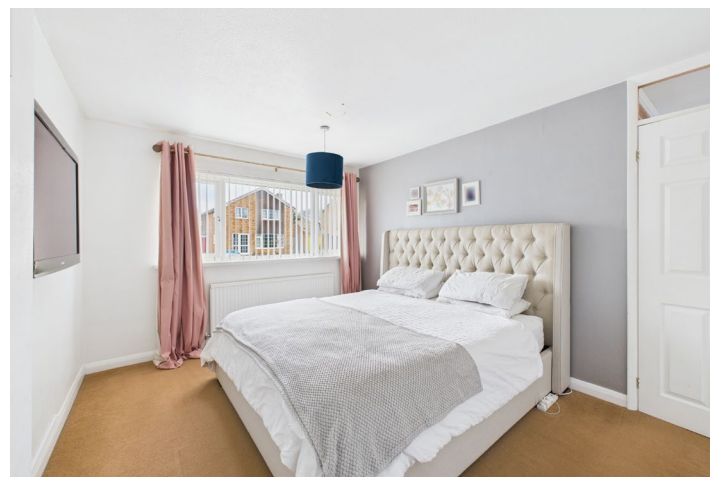
EPC Rating 'TBC'

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AGENTS NOTE: The office, cloakroom/WC and lobby have been created from the original garage giving good extra accommodation.

FIRST FLOOR LANDING - 10' 0" x 7' 7" over stairwell (3.05m x 2.31m) uPVC double glazed window to the side, access to loft space, built-in airing cupboard with insulated hot water cylinder and slatted wooden shelving.

BEDROOM 1 - 12' 10" plus wardrobe recess x 10' 4" (3.91m x 3.15m) uPVC double glazed window to the front, built in wardrobes to one wall having hanging rails and shelving, radiator.

BEDROOM 2 - 10' 6" x 10' 5" plus wardrobe recess (3.2m x 3.18m) Again with built-in wardrobes to one wall having hanging rails and fitted shelving, uPVC double glazed window to the rear enjoying some wonderful views over the surrounding area and across the bay to Torquay, Thatcher Rock and out to sea. Radiator.

BEDROOM 3 - 10' 2" x 7' 8" maximum (3.1m x 2.34m) uPVC double glazed window to the front, radiator.

FAMILY BATHROOM/WC - 8' 5" x 7' 7" maximum to irregular shape (2.57m x 2.31m) Having suite comprising of panelled bath with mixer tap and shower hose attachment, separate shower cubicle with tiled surrounds, wall mounted electric Mira shower unit, rail and curtain, pedestal wash hand basin, low level WC, radiator, uPVC double glazed windows enjoying wonderful views over the surrounding area and across towards Torquay, Thatcher Rock and out to sea beyond.

OUTSIDE

FRONT There is landscaped front garden arranged to gravel and rockery areas. To the front of the property there is a concrete driveway allowing off road parking and leading to the:-

ATTACHED GARAGE With up and over door (partially converted), courtesy door to office behind.

REAR To the rear of the property there is an attractive and enclosed garden which is level and arranged to a combination of level lawn and attractive timber decking with ample room for table and chairs etc. To the side of the property is a paved area with timber built garden store and access to the rear lobby.

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.