



Clifton Road | Paignton | TQ3 3LQ

Offers Over £200,000

A spacious three bedroom mid terraced family home located conveniently just 0.3 miles from Paignton town. The home comprises of a welcoming entrance hallway, a sizeable lounge, a large kitchen/diner, three bedrooms, a family bathroom, and sunny rear courtyard gardens. The property is ideally located within easy reach of local shops, cafes and restaurants, schools, Paignton town, Paignton bus and train station as well as much more. The property is being offered with no onward chain!

- NO CHAIN!
- THREE BEDROOMS
- SUNNY REAR GARDEN
- CLOSELY LOCATED TO PAIGNTON TOWN
- DOUBLE GLAZING AND CENTRAL HEATING

ENTRANCE Double glazed front door opening into wide and welcoming entrance hallway, doors leading through to the adjoins rooms, stairs rising to the first floor, cupboard housing the metres and a gas central heated radiator.

LIVING ROOM - 3.71m x 3.4m (12'2" x 11'2") A bright and spacious living room to the front aspect of the property, a feature electric fireplace, tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 5.51m x 4.01m (18'1" x 13'2") A range of overhead, base and drawer white gloss units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a gas cooker with extractor hood above, space and plumbing for a washing machine and fridge freezer. uPVC double glazed window, space for a 6 seater dining table, wall mounted combination boiler, uPVC double glazed French doors leading out to the gardens and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 4.11m x 2.84m (13'6" x 9'4") A large master bedroom to the front aspect of the property with deep built in wardrobes, uPVC double glazed bay window and a gas central heated radiator.

Address 'Clifton Road, Paignton, TQ3 3LQ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '71 | C'

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BEDROOM TWO - 3.51m x 2.9m (11'6" x 9'6") A second sizeable double bedroom again offering ample space. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.57m x 2.24m (8'5" x 7'4") A third spacious bedroom, uPVC double glazed window and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, uPVC obscure double glazed window and a heated towel rail.

OUTSIDE A great sized south facing rear garden that has been thoughtfully designed for ease of maintenance with the first section of the garden being laid to patio and the second section being laid to pebble stones.

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.