



Waterleat Avenue | Paignton | TQ3 3UJ

Asking Price Of £219,995

A well presented two bedroom mid terraced home located just a stones throw from an array of amenities. The home comprises of a welcoming entrance porch, a large living room, a spacious and beautifully modern kitchen/diner, a utility space, two double bedrooms, a family bathroom, sunny south facing gardens and a garage. The property is situated within easy reach of primary and secondary schools, south Devon college, an array of supermarkets, the ring road, bus links and more.

- MODERN THROUGHOUT
- GARAGE
- SUNNY REAR GARDENS
- TWO DOUBLE BEDROOMS
- CLOSELY LOCATED TO AN ARRAY OF AMENITIES



**ENTRANCE** Step inside through a sleek uPVC double-glazed front door into a spacious and welcoming entrance porch. Featuring uPVC double-glazed obscure side windows, tile-effect flooring, and ample space for shoe storage. A convenient cupboard houses the fuse box and meters and a gas central heating radiator.

**LIVING ROOM** Bright and airy, this generously sized lounge offers the perfect space to unwind. With room for plenty of furniture, it comes complete with TV and internet points, a large uPVC double-glazed window, and a gas central heating radiator, making it an ideal setting for family gatherings and relaxation.

**KITCHEN** A beautifully modern kitchen designed to impress. This well-appointed space features a range of overhead, base, and drawer units, complemented by stunning square-edged quartz composite work surfaces. The 1 ½ bowl composite sink, electric single oven with grill, and four-ring induction hob with extractor hood are all seamlessly integrated for a sleek and functional design. Plus, there's plenty of space for a washing machine, dishwasher, and fridge-freezer. A large walk-in pantry provides additional storage, and two uPVC double-glazed windows flood the room with natural light. The gas central heating radiator ensures warmth while you cook.

**UTILITY SPACE** Conveniently located off the kitchen, this utility space offers room for a dryer and houses the wall-mounted Worcester combination boiler. The uPVC double-glazed door leads out to the garden, making it ideal for quick access when needed. A gas central heating radiator adds comfort.

**Address 'Waterleat Avenue, Paignton, TQ3 3UJ'**

**Tenure 'Freehold'**

**Council Tax Band 'B'**

**EPC Rating 'TBC'**

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** A spacious master bedroom with a front-facing aspect, offering plenty of room for a large bed and additional furniture. The deep built-in wardrobes offer excellent storage, and the uPVC double-glazed window and gas central heating radiator ensure comfort and light all year round.

**BEDROOM TWO** A second generous double bedroom, overlooking the sun-drenched garden, is perfect for both family and guest use. It includes a built-in wardrobe, a uPVC double-glazed window, and a gas central heating radiator.

**BATHROOM** A stylish family bathroom with modern features throughout. The low-level flush WC, vanity wash hand basin with fitted storage, and panelled bath with shower attachments and a protective glass screen provide both functionality and style. Finished with contemporary panelled walls, tiled floors, uPVC double-glazed windows, and a chrome heated towel rail.

**OUTSIDE** A charming south-facing garden split over two levels. The lower level features a composite decking area directly off the kitchen, perfect for outdoor dining or entertaining. Steps lead up to a further patio area, bordered by beautiful flower beds, creating a tranquil and private space. Rear access through a gate provides convenient access to the garage, making this garden as practical as it is beautiful. This wonderful home combines modern design, thoughtful layout, and a prime location. Don't miss out—schedule a viewing today!

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.