



Gibson Road | Paignton | TQ4 7AQ

This exceptional three bedroom family home offers both comfort and practicality comprising of a welcoming entrance hallway, a large living room/diner, a modern kitchen, a handy downstairs cloakroom, three spacious bedrooms, a family bathroom, and a beautiful garden that's perfect for family life as well as off road parking. The property is perfectly positioned within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, local parks, bus links and more. It's a must-see for those looking for their next family home.

Offers Over £280,000

- LARGE REAR GARDENS
- OFF ROAD PARKING
- THREE BEDROOMS
- EXTENDED GROUND FLOOR ACCOMMODATION
- DESIRABLE WHITEROCK LOCATION



**ENTRANCE** Step through the stylish composite double-glazed front door into a bright and inviting entrance hallway. This spacious area offers easy access to the adjoining rooms, a staircase leading to the first floor, a deep coat cupboard and a gas central heated radiator.

**KITCHEN** This modern fully fitted kitchen features a comprehensive range of overhead, base, and drawer units with sleek roll-edged work surfaces. It includes a 1 1/2 bowl stainless steel sink, electric single oven with grill, four-ring gas hob with extractor hood above, and a full suite of integrated appliances including a fridge-freezer, an additional integral freezer, dishwasher and a convenient bin store. Additional space and plumbing are available for both a washing machine and dryer. Stylish complimentary tiling, uPVC double-glazed windows, and a door leading out to the gardens.

**LOUNGE/DINER** This expansive lounge/diner has been thoughtfully extended to offer an abundance of space, ideal for both relaxing and entertaining. With large uPVC double glazed windows to both the front and rear of the property providing natural light to flood through. A feature gas fireplace creates a cozy atmosphere, while the room also includes TV and internet points, two central heating radiators and uPVC double-glazed French doors that open out to the garden creating seamless indoor-outdoor living. The room is further complemented by convenient under-stairs storage.

**CLOAKROOM** A practical downstairs cloakroom boasts a low-level flush WC and a wall-mounted wash hand basin, complemented by a uPVC obscure double-glazed window for added privacy.

**Address 'Gibson Road, Paignton, TQ4 7AQ'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

**EPC Rating 'TBC'**

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** The impressively spacious master bedroom located at the front of the property is large enough to accommodate all your furniture needs. It comes complete with a built-in wardrobe, a uPVC double-glazed window overlooking the surrounding area and a gas central heated radiator.

**BEDROOM TWO** Another generous double bedroom also at the front aspect of the home, offers ample room and a built-in storage cupboard. With a uPVC double-glazed window and a gas central heated radiator.

**BEDROOM THREE** A well-proportioned third bedroom overlooking the rear garden, featuring a uPVC double-glazed window and a gas central heated radiator.

**BATHROOM** The family bathroom is spacious and well-equipped, featuring a low-level flush WC, pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass screen. Tiled walls, a uPVC obscure double-glazed window, and a gas central heated radiator.

**OUTSIDE** The beautifully landscaped rear garden has been carefully designed for both style and ease of maintenance. The expansive decked area extends from the ground floor living spaces offering an ideal spot for al fresco dining. A separate patio area complete with a built-in pergola is perfect for entertaining. The large lawned section provides a lovely green space for outdoor activities and relaxation.

**OFF-ROAD PARKING** Convenient off-road parking is available to the front of the property, ensuring ease of access.

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.