



Waddeton Road | Paignton | TQ4 7GX

Offers Over £290,000

A well presented three bedroom three bedroom detached family home located within the popular residential area of Whiterock, Paignton. The home comprises of a welcoming entrance hallway, a useful downstairs cloakroom, a bright and spacious living room, a modern kitchen/diner, three bedrooms with the master being en-suite, a further family bathroom, sunny rear gardens and ample off road parking. The property is ideally situated within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, Devon retail park, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- AMPLE OFF ROAD PARKING
- SUNNY REAR GARDENS
- MASTER EN-SUITE
- MODERN THROUGHOUT
- DETACHED HOUSE



**ENTRANCE** A welcoming hallway with a uPVC double glazed composite front door. The entrance leads seamlessly into the ground floor accommodation, access to a convenient downstairs WC, a deep fitted coat/storage cupboard and a gas central heating radiator.

**CLOAKROOM** A useful and stylish downstairs cloakroom with a low-level flush WC and a pedestal wash hand basin. With a uPVC obscure double glazed window and a gas central heating radiator.

**LIVING ROOM** - 4.75m x 2.54m (15'7" x 8'4") A bright and spacious living room that exudes a welcoming ambiance, offering plenty of room for furniture and entertainment. With double aspect uPVC double glazing enjoy natural light pouring in from the bay window at the front aspect and a second window overlooking the sun-soaked garden to the rear. TV and internet points, stairs rising to the first floor and a gas central heating radiator.

**KITCHEN / DINER** This generously sized kitchen/diner features an array of overhead, base and drawer units with roll-edge work surfaces above, it includes a 1 1/2 bowl stainless steel sink and drainer, integrated electric oven with grill and a four ring gas hob with extractor hood. Two deep larder cupboards offer ample storage and space and plumbing for a washing machine, dishwasher, and fridge freezer. A handy under-stairs storage cupboard and uPVC double glazed windows brighten up the space, while uPVC double glazed French doors lead out to the sunny rear garden perfect for al fresco dining.

**Address 'Waddeton Road, Paignton, TQ4 7GX'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '82 | B'**

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** - 3.66m x 2.67m (12'0" x 8'9") A spacious master bedroom boasting plenty of room. Enjoy front-facing views through a uPVC double glazed window, plus a TV point, thermostat heating control, and a gas central heating radiator. Door leading into:-

**EN-SUITE** The modern en-suite bathroom is both stylish and functional. It features a low-level flush WC, wall-mounted wash hand basin and a walk-in double shower unit. With complementary tiled walls, a shaver point, extractor fan, uPVC obscure double glazed window and a gas central heating radiator.

**BEDROOM TWO** - 3.15m x 2.95m (10'4" x 9'8") A generously sized second double bedroom with front-facing views, perfect for family members or guests. It features a uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** - 2.44m x 2.21m (8'0" x 7'3") A well-sized single bedroom, ideal for a child's room, home office, or study. This room also features a uPVC double glazed window and a gas central heating radiator.

**BATHROOM** The family bathroom offers contemporary design, with a low-level flush WC, wall mounted wash hand basin and a panelled bath unit with shower attachments above and a protective glass screen. Modern tiling, shaver point, extractor fan, uPVC obscure double glazed window and a gas central heating radiator.

**OUTSIDE** Enjoy the luxury of a sun-soaked, level rear garden thoughtfully designed for easy maintenance. A large patio area is perfect for alfresco dining and outdoor entertaining, while the rest of the garden is laid to lawn with a raised flower bed border, creating a serene outdoor retreat.

**PARKING** Off-road parking for up to 6 vehicles is available at the front of the property offering both convenience and peace of mind.

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.