

Roselands Drive | Roselands | Paignton | TQ4 7EH

Asking Price Of £260,000

A spacious three-bedroom link detached house set in the ever-popular Roselands development, enjoying far-reaching countryside views. Ideally located close to local shops, an excellent junior school, and regular bus services. The property offers exciting scope and potential, requiring some updating, with features including off-road parking, garage/utility, and a generous rear garden — perfect for enjoying the peaceful surroundings. The accommodation comprises:-

- THREE BEDROOM LINKED HOUSE
- GAS CENTRAL HEATING
- COUNTRYSIDE VIEWS
- NO CHAIN
- OFF ROAD PARKING
- DELIGHTFUL GARDENS

uPVC double glazed front door to:-

ENTRANCE PORCH

LOUNGE/DINER - 7.6m x 3.4m (24'11" x 11'1")
Fireplace surround with inset coal effect fire.
Central heating radiator. uPVC double glazing.

DINING AREA Central heating radiator. uPVC double glazed patio doors opening onto:-

KITCHEN - 3.1m x 2.3m (10'2" x 7'6") Range of fitted wall and base units under roll edge counter tops with built in oven and hob. Gas boiler for central heating and domestic hot water, uPVC double glazing.

INNER HALLWAY Stairs to landing and door to garage.

LANDING Doors to:-

BEDROOM ONE - 4.2m x 3.4m (13'9" x 11'1")
uPVC double glazing. Central heating radiator.

BEDROOM TWO - 3.4m x 3.2m (11'1" x 10'5")
uPVC double glazing. Central heating radiator.



BEDROOM THREE - 3.2m x 2.6m (10'5" x 8'6")
uPVC double glazing. Central heating radiator.

BATHROOM Comprising panelled bath with shower attachment, pedestal wash basin, low level WC and uPVC double glazing.

OUTSIDE Brick paved off road parking/driveway

REAR GARDEN Sunny decked garden area onto lawned gardens with further decked area and rear access via back gate.

GARAGE Is currently used as a workshop. Integrated door to hallway and will need an up and over door replacing for a garage or permission if wishing to convert into bedroom four.

Address 'Roselands Drive, Roselands,
Paignton, TQ4 7EH'

Tenure 'Freehold'

Council Tax Band 'C'

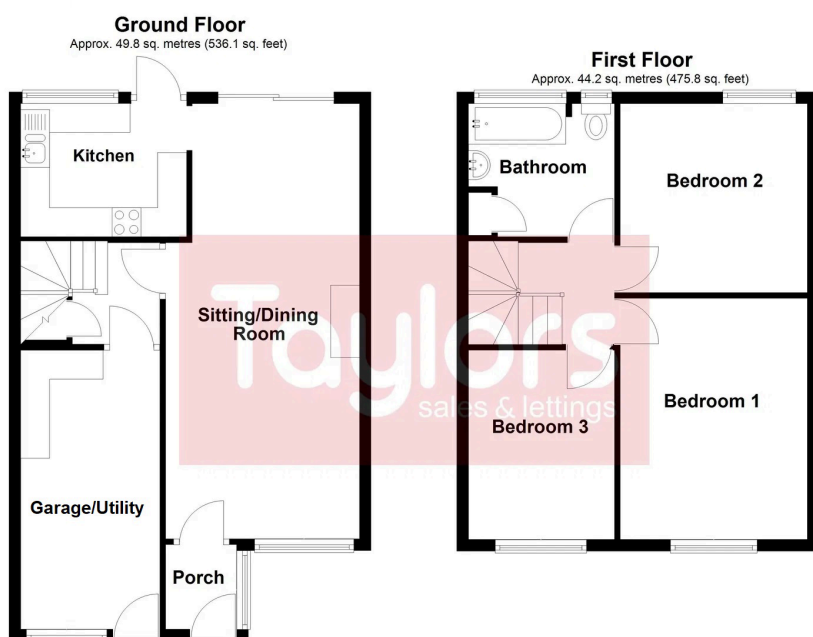
EPC Rating 'TBC'

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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.

