



Corsham Road | Paignton | TQ4 5NE

Asking Price Of £215,000

A beautifully presented two bedroom mid terraced home located in the popular and convenient location of St. Michael's Paignton. The property comprises of a welcoming inner hallway, a cosy living room, a large dining room, modern kitchen, a useful utility room, two double bedrooms, family bathroom and shower room (both with rain showers), a further loft room, rear courtyard garden and off road parking. The property is perfectly positioned within easy reach of schools, local shops, supermarkets, bus links, Primley woods, Paignton town and more.

- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO MODERN BATHROOMS
- OFF ROAD PARKING
- COURTYARD GARDEN
- WITHIN EASY REACH OF AMENITIES

A composite double glazed front door opening into a welcoming inner hallway with doors leading through to the ground floor accommodation, stairs rising to the first floor, thermostat heating control and a gas central heated radiator.

**LIVING ROOM** A bright and cozy living room to the front aspect of the property. Tv point, uPVC double glazed bay window and a modern vertical gas central heated radiator.

**DINING ROOM** A wonderfully spacious dining room to opens into the kitchen ideal for entertaining. The dining room offers space for a 6 seater dining table, a beautiful original cast iron fireplace, picture rails, storage cupboard, a door leading through to the utility room and a gas central heated radiator.

**KITCHEN** A modern fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric eye level double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a dishwasher and fridge freezer, wall mounted combination boiler and a uPVC double glazed window.

**UTILITY ROOM** A useful utility room offering space and plumbing for a washing machine and dryer, base units to the side with work surfaces above and a 1 bowl stainless steel sink and drainer unit, as well as handy overhead units also. uPVC double glazed door leading out to the rear and a white heated towel rail.

Address 'Corsham Road, Paignton, TQ4 5NE'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '71 | C'

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** An incredibly large master bedroom to the front aspect of the property boasting space for a vast amount of furniture. Picture rails, a decorative fireplace mantle, two uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** A further generously sized double bedroom to the rear aspect of the property. UPVC double glazed window and a gas central heated radiator.

**BATHROOM** A beautifully modern and spa like family bathroom comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiling, a high gloss wall mounted storage cupboard, LED mirror, uPVC obscure double glazed window and a Matte grey radiator both centrally heated from the gas boiler or electric.

**SHOWER ROOM** A contemporary family shower room boasting a low level flush WC with wash hand basin over cistern and a walk in corner shower unit. Modern tiling and a matte grey heated towel rail.

### SECOND FLOOR

**LOFT ROOM** A great sized loft room that has been fully boarded and carpeted. The loft room is currently utilised as an occasional bedroom/office. (Please note this does not mean the loft room has passed building regulations). Velux windows, eaves storage and a gas central heated radiator.

**OUTSIDE** A low maintenance courtyard to the rear perfect for alfresco dining with access to off road parking at the rear.

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.