



Brantwood Drive | Paignton | TQ4 5HY

Asking Price Of £368,000

A four bedroom detached house, situated in a highly favoured area, close to Goodrington beach. The property is currently loosely arranged as a three bedroom house and one bedroom converted garage annex. The house is in good order with modern fitted kitchen, replaced bathroom suite and generally well maintained throughout. The gardens are landscaped with large parking bay to the front and garage.

- FOUR BEDROOM DETACHED HOUSE
- VERSATILE ACCOMMODATION
- GOOD ORDER
- PARKING FOR 3/4 CARS
- NO CHAIN

uPVC double glazed front door to:-

HALLWAY Central heating radiator. Cloaks cupboard.

LOUNGE - 5.6m x 3.8m (18'4" x 12'5") Fireplace with real flame gas fire. uPVC double glazing. Central heating radiator.

KITCHEN/DINER - 5.7m x 4m (18'8" x 13'1")

KITCHEN AREA Range of luxury modern fitted wall and base units with built in appliances. Natura; wood work tops. uPVC double glazing, breakfast bar an further wall and base units onto:-

DINING AREA uPVC double glazed picture window, central heating radiator.

REAR ENTRANCE HALLWAY Cloaks cupboard and door to rear.

LANING Access to insulate loft space.

BEDROOM ONE - 3.6m x 3.5m (11'9" x 11'5") Plus built in wardrobe. uPVC double glazed window. Views over Clennon valley and limited sea views.

BEDROOM TWO - 3.6m x 3.3m (11'9" x 10'9") Feature glass bow sink. Central heating radiator. Stunning views over Clennon Valley with limited sea views and uPVC double glazing.

BEDROOM THREE- 2.7m x 2.5m (8'10" x 8'2") Central heating radiator and uPVC double glazing.

Address 'Brantwood Drive, Paignton, TQ4 5HY'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Contact Details

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BATHROOM Four piece suite comprising panelled bath, shower attachment with electric shower and vanity basin. Close coupled WC. Chrome heated towel rail and uPVC double glazing.

Door to:-

INNER HALLWAY ONTO SHOWER ROOM AND CLOAKROOM OFF.

Natural wood flooring. shower cubicle with electric shower. Vanity basin and low level WC. uPVC double glazing. Extractor fan.

UTILITY ROOM - 2.1m x 2m (6'10" x 6'6") Range of fitted wall and base units, uPVC double glazing opening onto bedroom. Inner lobby onto:-

BEDROOM FOUR - 3.9m x 2.2m (12'9" x 7'2") uPVC double glazing. Lovely views.

OUTSIDE

DRIVEWAY AND HARDSTANDING

FRONT GARDENS Lawned gardens.

REAR GARDEN Patio and landscaped gardens with good sized lawned garden area.

GARDEN STORE

AGENTS NOTE The property has had a garage conversion providing further accommodation. We have been advised that building regulations have been obtained but this should be checked at point of sale. There is a leased solar panelling system providing free day time electricity. The lease for the system is in our file notes and can be supplied if requested.

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.