



North Rocks Road | Paignton | TQ4 6LF

Offers Over £550,000

A substantially sized four bedroom detached family home located within the highly desirable location of Broadsands Paignton. The property offers an abundance of space and comprises of a wide and welcoming entrance, a large living room/diner, a sizeable fitted kitchen, a utility room, a useful cloakroom, four double bedrooms, two shower rooms, large sunny rear gardens, off road parking and a spacious garage. The property is perfectly situated within easy reach of local shops, doctors and pharmacies, Galmpton Common, bus links, Broadsands beach and more. The property is being offered with no onward chain!

- NO CHAIN
- 4 DOUBLE BEDROOMS
- BREATHTAKING SEA VIEWS
- GARAGE
- AMPLE OFF ROAD PARKING
- SUN SOAKE GARDENS

**LOUNGE / DINER** This impressively large lounge/dining room offers ample space for a vast range of furnishings. A feature electric fireplace provides a central focal point, triple aspect uPVC double glazing floods the room with natural light and frames stunning views of the sea. Sliding doors open into the rear porch/utility area. Gas central heated radiators.

**KITCHEN** A spacious kitchen fitted with a range of wall, base, and drawer units complemented by roll edged work surfaces and tiled splash back. Features include a 1 1/2 bowl composite sink and drainer, integrated eye-level electric double oven with grill, and a four-ring induction hob with extractor hood above. There is space and plumbing for a fridge and freezer, as well as a uPVC double-glazed window with garden views.

**UTILITY / REAR PORCH** A generous utility space with plumbing for a washing machine and dryer. uPVC double glazed windows, a rear access door leading to the garden and internal access to the cloakroom.

**CLOAKROOM** Fitted with a low level flush WC and finished with tiled walls and a uPVC obscure double glazed window.

**BEDROOM THREE** A bright and spacious double bedroom situated at the front of the property offering glorious sea views. Includes built in wardrobes, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** A further generously sized double bedroom overlooking the rear garden featuring a wall mounted wash hand basin, fitted wardrobes, uPVC double glazed window and gas central heated radiator.

Address 'North Rocks Road, Paignton  
TQ4 6LF'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'F'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



**SHOWER ROOM** A modern family shower room complete with a large walk in triple shower unit, pedestal wash hand basin and low level WC. Finished with complementary tiled walls, a mirrored medicine cabinet, obscure uPVC window and a gas central heated radiator.

### FIRST FLOOR

**LANDING** An expansive landing area offering endless potential as a home office, hobby space, or reading nook. Enjoy lovely garden and sea views through the uPVC double glazed window. Also includes a built in storage cupboard (containing new gas boiler) and a gas central heated radiator.

**BEDROOM ONE** An impressively large master bedroom showcasing outstanding sea views across the bay through a uPVC double glazed window. An archway leading to the en-suite and a gas central heated radiator.

**EN-SUITE** Comprising a walk in shower unit, pedestal wash hand basin, and low level flush WC. Velux window.

**BEDROOM TWO** Another beautifully spacious double bedroom with breathtaking sea views, uPVC double glazed window and a gas central heated radiator.

### OUTSIDE

**REAR GARDEN** This west-facing rear garden is bathed in sunlight and designed for relaxation and entertaining. Split into three levels a large patio area leads up to a generous lawned section framed by mature shrubs and plants. Further steps take you to an upper level featuring a summer house and raised sun deck with elevated sea views and an additional lawned area, ideal for alfresco dining. There is also ample space for growing fruit and vegetables with raspberries, rhubarb and several dwarf fruit trees already in place.

**FRONT GARDEN & PARKING** To the front a private driveway provides off-road parking for multiple vehicles that leads to an attached garage.

**GARAGE** An electric garage door, overhead lighting and electrical points.

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.