



Eight Acre Drive | Paignton | TQ4 7FZ

Asking Price Of £299,995

A beautifully presented three bedroom semi detached home located on the popular development of Whiterock, Paignton. The property comprises of a welcoming entrance hallway, a large open plan kitchen/diner/lounge, a useful downstairs cloakroom, three bedrooms with the master being en-suite, a further modern family bathroom, off road parking, an attached garage and beautifully landscaped rear gardens. The home was built in 2022 and benefits from much of its NHBC warranty. Within easy reach of the property is an array of supermarkets, Devon retail park, primary and secondary schools, south Devon college, bus links and more.

- BUILT IN 2022
- OFF ROAD PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDENS
- MASTER EN-SUITE
- GARAGE

ENTRANCE Double glazed composite front door opening into a welcoming inner hallway with doors leading through to the downstairs cloakroom and ground floor accommodation, a deep fitted storage cupboard, stairs rising to the first floor, thermostat heating control and a gas central heated radiator.

LIVING ROOM/DINER/ KITCHEN A wonderfully spacious and bright open plan kitchen/diner/lounge perfect for modern day living and entertaining. The kitchen area boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, fridge freezer and dishwasher as well as a uPVC double glazed bay window overlooking the well-manicured front gardens. Within the living room/diner area is space for ample furniture, tv point, uPVC double glazed French doors leading out to the sunny rear gardens as well as further windows to the side allowing an abundance of light to beam through. Marble effect porcelain tiles throughout the ground floor and two gas central heated radiators.

CLOAKROOM A useful downstairs cloakroom comprising of a low level flush WC and a pedestal wash hand basin. uPVC obscure double glazed window and a gas central heated radiator.

Address 'Eight Acre Drive, Paignton, TQ4 7FZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '83 | B'

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FIRST FLOOR

BEDROOM ONE A bright and spacious master bedroom to the front aspect of the home. Built in wardrobes, uPVC double glazed window and a gas central heated radiator. Door leading into:-

EN-SUITE A modern master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Part tiling, extractor fan and a gas central heated radiator.

BEDROOM TWO A further generously sized double bedroom overlooking the beautifully landscaped rear gardens offering space for ample furniture. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A sizeable third bedroom that would also make an ideal office/study/hobby room etc. uPVC double glazed window and a gas central heated radiator.

BATHROOM A contemporary family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit. uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

OUTSIDE A beautifully landscaped rear garden that has been thoughtfully designed for ease of maintenance with a large patio area perfect for outdoor dining and entertaining, with a further lawned section.

GARAGE A metal up and over door, space for ample storage, overhead lighting, electrical points and a courtesy door leading out to the rear gardens.

PARKING Off road parking leading up to the garage on a block paved driveway.

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.