



Gibson Road | Paignton | TQ4 7LT

GUIDE PRICE OF £350,000 - £375,000

A spacious four bedroom semi detached house located in the ever popular location of Broadsands Park, Paignton. The property comprises of a welcoming inner entryway, a large living room, a fitted kitchen opening into the dining area, an extension to the rear, four bedrooms one of which is en-suite, a family shower room, off road parking and sunny rear gardens. The home offers a great amount of potential and is conveniently positioned within easy reach of local shops, doctors and pharmacies, schools, bus links and more. The property is being offered with no onward chain!

- NO CHAIN
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER BROADSANDS PARK LOCATION
- OFF ROAD PARKING
- SUN SOAKED REAR GARDENS



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entranceway with additional side facing uPVC double glazed window, overhead lighting, and doors leading to the ground floor accommodation and bedroom four.

**BEDROOM FOUR** – 4.94m x 2.13m (16'2" x 6'11") A generously sized double bedroom situated to the front of the property. Benefits include a uPVC double glazed window and a gas central heating radiator. Ideal for use as a guest room, home office, or playroom etc.

**LIVING ROOM** – 5.27m x 3.61m (17'3" x 11'10") A spacious and light filled living area offering ample room for a variety of furniture arrangements. Features include stairs rising to the first floor, TV and internet points, uPVC double glazed windows and a gas central heating radiator.

**KITCHEN** – 2.88m x 2.22m (9'5" x 7'3") A fitted kitchen complete with a range of wall, base, and drawer units topped with roll edge work surfaces above. Includes a 1.5 bowl stainless steel sink with drainer, integrated electric oven with grill, four ring gas hob, and space and plumbing for both a washing machine and dishwasher. A uPVC double glazed window provides natural light, with an archway leading through to the dining area.

**DINING AREA** – 2.74m x 2.43m (8'11" x 7'11") A spacious dining area with uPVC double glazed French doors opening into the rear extension.

**REAR EXTENSION** – 4.54m x 2.79m (14'10" x 9'1") A sizable extension providing additional living space with great potential. (Please note this extension has not yet been completed or approved under building regulations and will be the responsibility of the buyer to finalise).

**Address 'Gibson Road, Paignton, TQ4 7LT'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

**EPC Rating 'TBC'**

### Contact Details

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### .FIRST FLOOR

**FAMILY SHOWER ROOM** A stylish modern shower room comprising a low level WC, vanity wash hand basin with storage below and a large walk in corner shower. Additional features include tiled walls, extractor fan, obscure uPVC double glazed window and a chrome heated towel rail.

**BEDROOM ONE** – 4.23m x 3.45m (13'10" x 11'3") A spacious master bedroom overlooking the front of the property. Includes deep built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** – 3.37m x 2.6m (11'0" x 8'6") Another generously sized double bedroom featuring a uPVC double glazed window, gas central heating radiator and access to a private en-suite.

**EN-SUITE SHOWER ROOM** A useful en-suite including a low level flush WC, wall mounted wash hand basin and a shower cubicle. Finished with complimentary tiling.

**BEDROOM THREE** – 3.58m x 2.2m (11'8" x 7'2") A well-proportioned double bedroom complete with a uPVC double glazed window and gas central heating radiator.

**EXTERIOR** A sun soaked rear garden mainly laid to lawn and bordered by a variety of mature shrubs and plants offering a perfect outdoor retreat.

**SIDE EXTENSION** This has approved planning permission for a two bedroom with a shower room and toilet which is 75% complete. The total footprint of the property has vast potential.

**PARKING** Off road parking.



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.