



Trelissick Road | Paignton | TQ3 3GW

Asking Price Of £349,950

A spacious four bedroom detached family home located within the popular heritage park development of Paignton. The property comprises of a welcoming inner entryway, a large living room, a sizeable dining area, a kitchen, useful utility room, a downstairs cloakroom, four double bedrooms with the master being en-suite, a modern family bathroom, sunny enclosed rear gardens, off road parking and a garage. The home is conveniently positioned within easy reach of supermarkets, schools, doctors and pharmacies, the ring road and more.

- DETACHED FAMILY HOME
- OFF ROAD PARKING
- GARAGE
- SUNNY REAR GARDENS
- MASTER EN-SUITE

ENTRANCE A uPVC double glazed composite front door opening into a welcoming inner porch way with power points and a secondary door opening into:-

LIVING ROOM A wonderfully bright and spacious living room to the front aspect of the property offering ample space, an open archway that leads into the dining area perfect for modern day living and entertaining, tv and internet points, uPVC double glazed window and a gas central heated radiator.

DINING AREA A sizeable dinning room area that opens into the living room and through to the kitchen also. The dining area offers space for a 6 seater dining table, uPVC double glazed patio doors leading out to the rear gardens and a gas central heated radiator.

KITCHEN The kitchen boasts 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 single oven with grill integrated and a four ring hob with extractor hood above. Space and plumbing for a dishwasher and under counter fridge and freezer, uPVC double glazed windows overlooking the gardens, a gas central heated radiator and a door leading into:-

UTILITY A useful utility room offering space and plumbing for a washing machine, dishwasher and dryer, roll edged work surfaces above and a wall mounted boiler. uPVC double glazed door leading out to the gardens for added convenience.

CLOAKROOM A handy downstairs cloakroom comprising of a low level flush WC and a vanity wash hand basin with fitted storage below. UPVC obscure double glazed window and a chrome heated towel rail.

Address 'Trelissick Road, Paignton, TQ3 3GW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '73 | C'

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FIRST FLOOR

LOFT Accessed via a stair ladder.

BEDROOM ONE A large and light master bedroom to the front aspect of the home offering ample space for furniture, uPVC double glazed window overlooking the surrounding area, a gas central heated radiator and a door leading into

EN-SUITE A beautifully modern master en-suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below, chrome heated towel rail and a walk in shower unit. Complimentary tiling, uPVC obscure double glazed window and under floor heating.

BEDROOM TWO A second spacious double bedroom again to the front aspect of the property boasting a great amount of room. uPVC double glazed window, a gas central heated radiator and fitting airing cupboard.

BEDROOM THREE A third generously sized double bedroom overlooking the sunny rear gardens, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR A fourth smaller double bedroom, uPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A contemporary family bathroom that comprises 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. Modern tiling, a high gloss fitted storage cupboard, uPVC obscure double glazed window, underfloor heating and a chrome heated towel rail.

OUTSIDE There is an electric charger point located on the side of the house.

REAR GARDEN A sunny, enclosed rear garden that boasts a patio area off of the dining room, whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants around the boarder. Outside water tap and side gate access.

PARKING Off road parking for 2 vehicles to the front of the property.

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.