



Taylor's
sales & lettings

Asking Price Of £315,000

**Lynmouth Avenue,
Paignton, TQ4
7RQ**

A beautifully presented three bedroom semi detached family home located within the popular residential area of Roselands, Paignton. The home comprises of a welcoming porch, an inviting inner hallway, a beautifully modern kitchen/diner through to lounge, three spacious bedrooms, a contemporary family bathroom, large sun soaked rear gardens, garage and off road parking. The property is perfectly situated within easy reach of schools, south Devon college, supermarkets, eating establishments, bus routes and more.



Entrance

A uPVC double glazed front door opens into a welcoming entrance porch offering ample space for coats and shoes. Additional uPVC double glazed side windows fill the space with natural light and a secondary internal door leads into the main hallway.

Hallway

An inviting inner hallway with stairs rising to the first floor, an arched opening into the ground floor living areas, convenient under stairs storage and an internet access point.

Kitchen/Diner

A stunning contemporary kitchen/diner, fitted with a comprehensive range of high quality wall, base and drawer units topped with square edged work surfaces. Features include a composite 1 bowl sink with drainer, eye level double oven with integrated grill and microwave, a five ring gas hob with extractor hood, integrated dishwasher and washing machine and space for an American style fridge freezer.

The dining area comfortably accommodates an 8 seater dining table, complete with bespoke built in bench seating and under seat storage. uPVC double glazed bifold doors open onto the garden and a sleek vertical gas central heated radiator.

Living Room

A bright and spacious living room flowing effortlessly from the kitchen/diner ideal for both relaxing and entertaining. Featuring an elegant electric fireplace, uPVC double glazed window, and a gas central heated radiator.

First Floor

Bedroom One

A generously sized master bedroom located at the front of the home, offering ample space for furniture, built in wardrobes, a uPVC double glazed window and a gas central heated radiator.

Bedroom Two

A second spacious double bedroom overlooking the sun drenched rear garden. Includes a built in wardrobe and desk, uPVC double glazed window and a gas central heated radiator.

Bedroom Three

A versatile single bedroom, ideal for use as a child's room, home office, or hobby space. Includes a uPVC double glazed window and gas central heated radiator.

Family Bathroom

A stylish and modern family bathroom comprising a low level flush WC, vanity wash hand basin with built in storage, and a P shaped panelled bath with overhead shower and protective glass screen. Complemented by tasteful tiling, uPVC obscure double glazed windows and a chrome heated towel rail.

Outside

The rear garden is a true highlight and generously sized, it features a large patio area perfect for alfresco dining and entertaining, with the remainder laid to lawn for family enjoyment.

Parking & Garage

To the front is a private driveway offers off road parking for up to two vehicles. The detached garage is fitted with a metal up and over door, power, and lighting ideal for storage or workshop use.

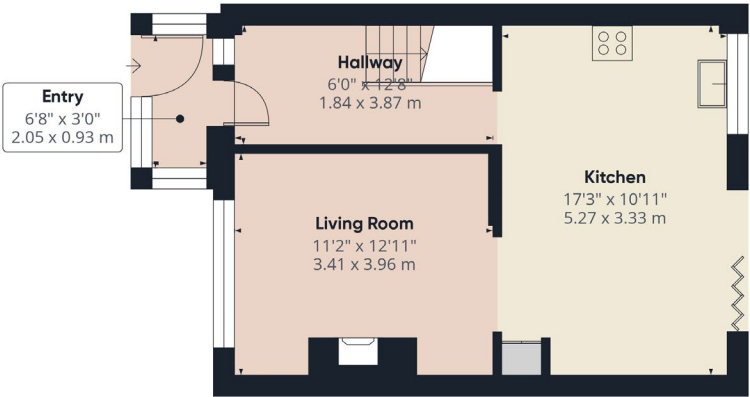
Address Lynmouth Avenue, Paignton, TQ4 7RQ

Tenure Freehold

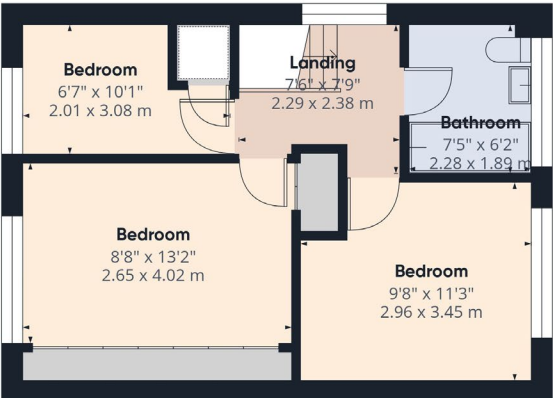
Council Tax Band C

EPC Rating D

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by



Floor 0



Floor 1

Approximate total area⁽¹⁾
827 ft²
76.7 m²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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