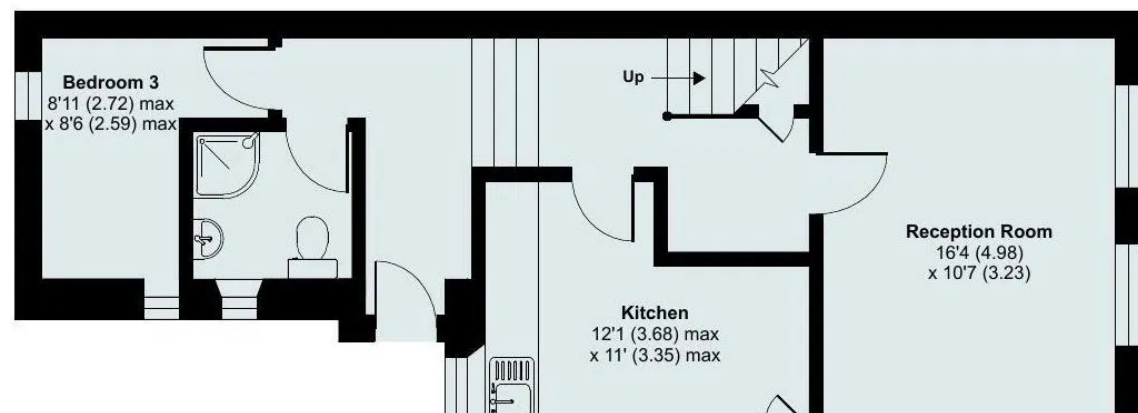
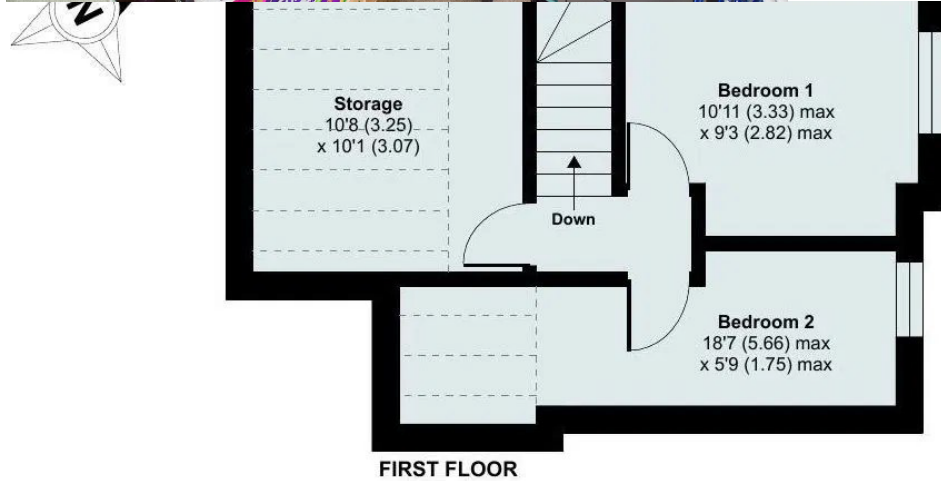




Offers Over £170,000

**York Road,
Paignton, TQ4
5NW**

A fantastic and rare opportunity to acquire a well-maintained three-bedroom maisonette, complete with a rear garden and private parking. This property is a true reflection of the current owner's care and attention to detail. An internal viewing is strongly recommended to fully appreciate the quality of accommodation on offer.



PROPERTY DESCRIPTION

A fantastic and rare opportunity to acquire a well-maintained three-bedroom maisonette, complete with a rear garden and private parking. This property is a true reflection of the current owner's care and attention to detail. An internal viewing is strongly recommended to fully appreciate the quality of accommodation on offer.

Exterior and Entrance

A stepped pathway leads to a decked seating area with balustrade. A uPVC obscure-glazed front door opens into the entrance hall.

Entrance Hall

Steps ascend to the first-floor landing, with doors providing access to the main rooms. Two ceiling light points and a wall-mounted radiator.

Bathroom

A well-appointed three-piece suite, comprising a low-level WC with chrome dual flush, a pedestal wash hand basin with a chrome mixer tap, and a wall-mounted mirror. The enclosed corner shower cubicle features a mains-fed shower and tiled surrounds. Wall-mounted chrome ladder-style towel radiator, uPVC obscure double-glazed window to the side, vinyl flooring, fully tiled walls, and a single ceiling light point.

Bedroom Three

2.72m max x 2.59m max – uPVC double-glazed window to rear aspect, wall-mounted radiator, single ceiling light point.

Kitchen/Breakfast Room

3.68m max x 3.35m max – A range of wall and base-mounted units with complementary rolled-edge work surfaces. The work surface includes an inset chrome sink and drainer with a chrome mixer tap. A large uPVC double-glazed window overlooks the rear. The kitchen includes a four-ring electric hob, integral oven, and a filter hood above. A built-in larder cupboard conceals the wall-mounted gas boiler. Wall-mounted radiator and space for a tall fridge/freezer. The center of the room offers space for a table and chairs. Vinyl flooring, ceiling spotlight, and wall-mounted consumer unit.

Lounge/Dining Room (4.98m x 3.23m)

Two ceiling light points, two uPVC double-glazed windows to the front, ensuring the room is bright and airy. Two wall-mounted radiators, a wooden feature fireplace surround with stone hearth, and space for a dining table (approx. 4-6 seater).

First Floor Landing

Doors to the principal rooms, with a low-level wooden hatch providing access to the useful loft space (restricted head height).

Bedroom One

3.33m max x 2.82m max – uPVC double-glazed window to front aspect with far-reaching views of the Torquay hillside. Wall-mounted radiator and a central ceiling light point.

Bedroom Two

5.66m max x 1.75m max – uPVC double-glazed window to front, wall-mounted radiator, and a single ceiling light point.

Outside

To the rear of the property, you'll find a private enclosed garden, mainly laid to lawn, with raised shingle borders and mature shrubs and plants. A garden shed is also included. A shared communal pathway runs through the garden, providing access to the next-door property and leading to the back where you'll find one allocated private parking space.

AGENTS NOTES 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.

Address York Road, Paignton, TQ4 5NW

Tenure Leasehold

Council Tax Band A

EPC Rating E

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