



Offers Over £250,000

York Road,
Paignton, TQ4 5NW

A character filled and generously sized semi detached house located within the convenient location of St. Michael's, Paignton. The property comprises of a welcoming entrance hallway, two spacious living rooms, a sizeable dining room, kitchen, four bedrooms, a family bathroom, kitchenette and cloakroom perfect for independent living. The home also benefits from sunny rear gardens and an abundance of under house storage. Within a short walk is access to an array of amenities including schools, local shops, bus links, Paignton town, allotments, parks and more. This home provides a rare opportunity to acquire a versatile property with space, charm and scope for modernisation.



ENTRANCE HALL A traditional wooden front door opens into a welcoming inner hallway. Featuring stairs rising to the first floor, an archway leading into the main living room, a separate door to the rest of the ground floor, and overhead lighting.

LIVING ROOM – 4.75m x 3.57m (15'7" x 11'8") A bright and spacious front facing living room featuring a decorative fireplace mantle, an electric fireplace, TV point, and a single glazed bay window that floods the room with natural light.

KITCHEN – 4.12m x 2.73m (13'6" x 8'11") The kitchen is fitted with a range of base, drawer and overhead units with roll edge work surfaces. It includes a single bowl sink with drainer, a gas cooker, space for a fridge, and single glazed windows overlooking the rear garden. A door provides direct access to the outside space.



DINING ROOM – 3.82m x 2.63m (12'6" x 8'7") Positioned to the rear of the property, the dining room is light and airy with garden views, and ample space for entertaining.

LIVING ROOM 2 – 3.76m x 3.47m (12'4" x 11'4") A bright and airy space with a solid wood front door, single glazed window and sliding door to the kitchenette.

KITCHENETTE Practical and compact, featuring a single bowl stainless steel sink with drainer, base units, overhead shelving, a gas cooker, and a single glazed window.

CLOAKROOM Fitted with a low level WC and a vanity wash hand basin with under sink storage.

BEDROOM FOUR – 3.26m x 3.03m (10'8" x 9'11") A generous double bedroom complete with fitted wardrobes and a single glazed window.

FIRST FLOOR

BEDROOM ONE – 4.83m x 3.08m (15'10" x 10'1") A substantial master bedroom located at the front of the property, offering built in wardrobes and a single glazed bay window.

BEDROOM TWO – 3.83m x 3.04m (12'6" x 9'11") A generous double bedroom with built in wardrobes and a single glazed window overlooking the rear garden.



BEDROOM THREE – 2.91m x 2.12m (9'6" x 6'11") A well proportioned single bedroom, ideal as a child's room, nursery, or home office, complete with a single glazed window.

FAMILY BATHROOM A spacious bathroom comprising a panelled bath, pedestal wash basin and low level WC. Additional features include a built in storage, part tiled walls and obscure glazed windows.

OUTSIDE SPACE Potential for off road parking.

FRONT GARDEN with shrub borders

REAR GARDEN The sunny rear garden offers excellent potential with a concrete patio area, mature shrubs and bushes, side gate access and entry to the extensive under house storage.

BASEMENT – 9.13m x 3.65m (29'11" x 11'11") An impressively large basement ideal for storage or workshop use. Includes a single bowl stainless steel sink, lighting, and power outlets.

UNDER HOUSE STORAGE Further under house storage includes an external WC and two large storage rooms, perfect for tools and additional storage space.

Address 'York Road, Paignton, TQ4 5NW'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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