



Haytor Avenue | Paignton | TQ4 7BY

Guide Price £350,000 - £375,000

A four bedroom detached home located within the sought after location of Roselands, Paignton. The property is nestled within a quiet cul-de-sac, whilst being within easy reach of an array of local amenities, such as schools and colleges, a variety of supermarkets and retail parks, woodland and coastal walks, beaches, and bus links. The property comprises of a porch leading into an entrance hallway, a spacious lounge through to diner, a kitchen, downstairs WC, four spacious bedrooms a family bathroom, a sun soaked rear garden, garage and off road parking.

- DETACHED HOUSE
- POPULAR RESIDENTIAL AREA
- GARAGE AND PARKING
- SOUTH FACING REAR GARDENS
- CUL-DE-SAC

ENTRANCE PORCH Obscure Upvc double glazed window and Upvc double glazed door. Overhead lighting. Secondary glazed door to:-

ENTRANCE HALLWAY A wide welcoming entrance hallway. Telephone point. Radiator. Built-in under stairs storage cupboard housing the fuse box. Tiled flooring. Stairs rise to first floor and doors lead to adjoining rooms.

LOUNGE - 4.5m x 3.99m (14'9" x 13'1") A spacious and large living room with space for a variety of furniture. Upvc double glazed window to the front aspect with gas central heated radiator. Dado rail and coving. Archway leads onto:-

DINING ROOM - 3.86m x 3.35m (12'8" x 11'0") A generous sized dining room with space for an 8/10 seater dining table. Upvc double glazed sliding patio doors leading out to the rear garden. Dado rail and coving. Gas central heating radiator.

KITCHEN - 3.73m x 2.82m (12'3" x 9'3") A range of overhead, base and drawer units with roll edged work surfaces above. A one and a half bowl composite sink and drainer unit. Space and plumbing for a fridge/freezer and dishwasher. An electric oven and induction hob with extractor hood above. Tiled splash back and flooring. Upvc double glazed window to the side and a Upvc double glazed door leading out to:-

REAR PORCHWAY Upvc double glazed windows to all sides and further obscure Upvc double glazed door leading to the rear garden. Tiled flooring.

DOWNSTAIRS CLOAKROOM Low level flush w.c. Circular corner hand wash basin with mixer tap over and tiled splashback. Tiled flooring and extractor fan.

FIRST FLOOR LANDING Obscure Upvc double glazed window. Access to loft space. Built-in airing cupboard with slatted shelving. Doors lead to principle rooms.



BEDROOM ONE - 4.14m x 3.25m (13'7" x 10'8") A wonderfully large master bedroom with an abundance of space. Upvc double glazed window to the front aspect with far reaching views of the surrounding area with a gas central heated radiator below. Double built in wardrobe with sliding mirrored doors with ample hanging and shelving space.

BEDROOM TWO - 3.76m x 3.23m (12'4" x 10'7") Another great sized double bedroom. Upvc double glazed window overlooking the rear garden with gas central heating radiator below.

BEDROOM THREE - 2.82m x 2.26m (9'3" x 7'5") A smaller double bedroom again overlooking the rear gardens with gas central heated radiator below.

BEDROOM FOUR - 3.23m x 2.84m (10'7" x 9'4") A further double bedroom. Upvc double glazed window. Gas central heated radiator.

BATHROOM Obscure Upvc double glazed window. A white suite comprising an oversized double ended panelled bath for 2 people with shower attachments over and folding glazed screen, a pedestal wash hand basin and low level w.c. Chrome heated towel rail. Tiling to the walls and floor.

GARAGE - 5.05m x 2.59m (16'7" x 8'6") Up and over door. Power and lighting. Meter box. Space and plumbing for washing machine and additional appliances. A courtesy door leads to the rear garden.

OUTSIDE To the front of the property is a driveway providing off-road parking for up to three vehicles with a side access gate leading to the rear. There is also a level lawned garden to the front.

REAR A beautifully sunny south facing rear garden that has a sizeable patio, perfect for outdoor dining and entertaining. Steps then lead up to the rest of the garden that is predominantly laid to lawn with a pond and a variety of mature plants and trees.

Address 'Haytor Avenue, Paignton, TQ4 7BY

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '64 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.