



Paignton

2x  1x 

ENERGY RATING D64

- Virtual Tour Available
- No Upward Chain
- Mid-Terraced House
- 2 Double Bedrooms
- Spacious Lounge/Diner
- Good-Sized Family Bathroom
- Low-Maintenance Outside Space
- Tucked-Away Position

Guide Price:
£210,000
FREEHOLD

8 Grosvenor Terrace, Paignton, TQ4 5EU - Draft

A delightful period-style terraced house virtually on the level for Paignton town centre, harbour, beach and long promenade. Situated in a lovely tucked away position in a gated, pedestrian terrace, the property is immaculately presented with benefits including replacement PVC frame double glazed windows and a gas central heating system with combination boiler. At the rear is a charming, privately enclosed courtyard-style garden with pedestrian access with an area at the front on the other side of the terrace attractively landscaped.

Around 500 metres' walk is the wide range of shops and amenities the town centre has to offer as well as the railway station. The pretty harbour with its cafes, pubs and restaurants is a similar distance and leads onto the picturesque beach and famous pier.

Accommodation: Stepping inside, the property has high ceilinged rooms and a period feel and has recently been freshly decorated with neutral tones and benefits from new floor coverings throughout. The front door opens to a long hallway leading down to the kitchen at the rear of the house. With various cupboards off and the turning staircase rising to the first floor, the hall also provides access to the open plan living room. Formerly two rooms, this double-aspect open plan space has an attractive decorative fireplace and plenty of space for sofas and a dining suite. The kitchen has a selection of matching cabinets and an integrated oven and hob and opens directly to a rear lobby with back door and a useful downstairs WC with basin off.

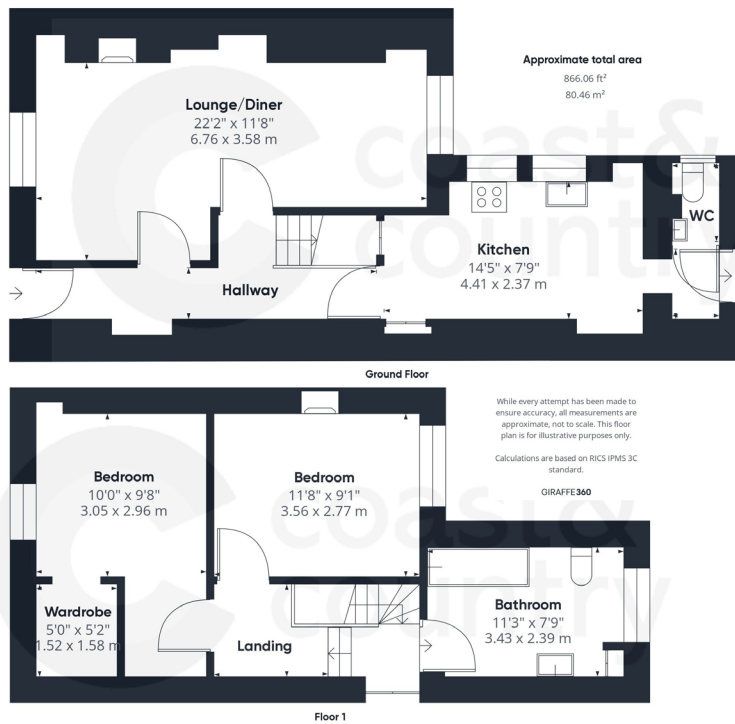
On the first floor, the spacious main landing is part-galleried and provides access to two double bedrooms, one of which has a walk-in closet and, completing the picture, is a good-sized bathroom with

matching white suite with shower over the bath.

Outside: Open plan landscaped area at the front. Privately enclosed courtyard-style garden at the rear with space to relax and a gate to a rear service pathway.

Parking: Although the property has no parking of its own, on street parking can be found in neighbouring roads.

Directions: From Paignton town centre take the A379 Dartmouth Road out of town towards Clennon Valley leisure centre and turn right into Fisher Street where Grosvenor Terrace can be found off to the right hand side.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

Energy Performance Certificate:

