

CHRISTOPHER SCALES

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Roselands, Paignton

£300,000

In the sought-after Roselands area this semi-attached home has been refurbished by the current owners to provide stylish and inviting family accommodation. Arranged over two floors the entrance level comprises an entrance porch which then opens into the stunning kitchen/breakfast room with island/breakfast bar, spacious sitting/dining room with sliding doors to rear aspect opening to Juliet balcony and with far-reaching views over surrounding area and countryside including sea views to Torquay. There is also a bathroom/W.C on the entrance level. The garden level offers a hallway which leads to three double bedrooms, and contemporary shower room/W.C. At the rear is a level enclosed garden with pathway leading to the side garden and through to the front which offers a tiered outdoor space and useful garden store. At road level to the front a driveway provides off road parking for two vehicles.

Roselands is popular location with a well regarded primary school, easy access to retail parks on Brixham Road for Sainsburys, Asda, Aldi, Lidl, The Range, Pets At Home, Pure Gym, Costa & Macdonalds. There is also a secondary school nearby and South Devon College. With excellent road links for Paignton & Torbay, the ring road also offers easy access to the A380 for Exeter/M5.

The accommodation comprises, UPVC obscure glazed door to:

ENTRANCE PORCH - 1.42m x 0.91m (4'8" x 3'0") Hatch to roof space, door to:

KITCHEN/BREAKFAST ROOM - 8.43m x 3.23m (27'8" x 10'7")

KITCHEN AREA - Inset spotlights, UPVC double glazed window to rear aspect with open outlook over surrounding area and countryside including sea views to Torquay, radiator. Comprising fitted kitchen with range of base and drawer units with worksurfaces over, inset ceramic sink and drainer with mixer tap over, inset four ring electric hob and extractor over, tiled surround, built-in eye level electric oven, built-in microwave, tiled around, eye level cabinets, integral washing machine, integral dishwasher, space for tumble dryer, radiator, telephone point.

BREAKFAST AREA - With pendant lights over an island/breakfast bar with drawer units and worksurfaces over, tall radiator, space for American style fridge/freezer with cupboards to side and over, high gloss vintage Oak laminate flooring, stairs to garden level, door to sitting/dining room.

SITTING/DINING ROOM - 6.5m x 3.58m (21'4" x 11'9")

SITTING ROOM - Textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point.

DINING AREA - Coved ceiling with light point, UPVC double glazed sliding doors to Juliet balcony and with open outlook over surrounding area and countryside including sea views towards Torquay, radiator with thermostat control.

BATHROOM/WC - 2.62m x 2.21m (8'7" x 7'3") Inset spotlights, dual aspect with UPVC double glazed window to front and side. Comprising panelled bath with central taps and shower attachment over, pedestal wash hand basin, close coupled W.C, part tiled walls, heated towel rail, continuation of laminate flooring.





GARDEN LEVEL HALLWAY Coved ceiling with light point, under stairs storage cupboard, radiator with thermostat control, doors to

BEDROOM ONE - 4.01m x 3.53m (13'2" x 11'7") Light point, UPVC double glazed window to rear, tall radiator.

BEDROOM TWO - 3.61m x 3.3m (11'10" x 10'10") Light point, UPVC double glazed window to side, radiator with thermostat control.

BEDROOM THREE - 3.28m x 2.41m (10'9" x 7'11") Coved ceiling, pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

SHOWER ROOM - 2.9m x 2.08m (9'6" x 6'10") Directional spotlights, UPVC obscure glazed window. Comprising walk-in shower enclosure with glazed screen, vanity unit with inset wash hand basin, close coupled W.C, heated towel rail, part tiled walls, storage cupboard.

OUTSIDE

FRONT

At the front of the property a driveway provides off-road parking for two vehicles and a path leads to the front door. To the side of the driveway is a low maintenance tiered garden laid to paving and with rockery/planting beds and a further patio/seating area with a useful garden store housing the gas meter and electric meter.

REAR

To the rear of the property is a level garden partly laid to lawn with raised flower bed border and patio/seating area to one side. Enclosed by block wall with open outlook over surrounding countryside, a pathway leads to the side of the property with further planting bed and arched iron gate leading onto the front garden.

USEFUL INFORMATION

Tenure - Freehold

Age - 1970's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

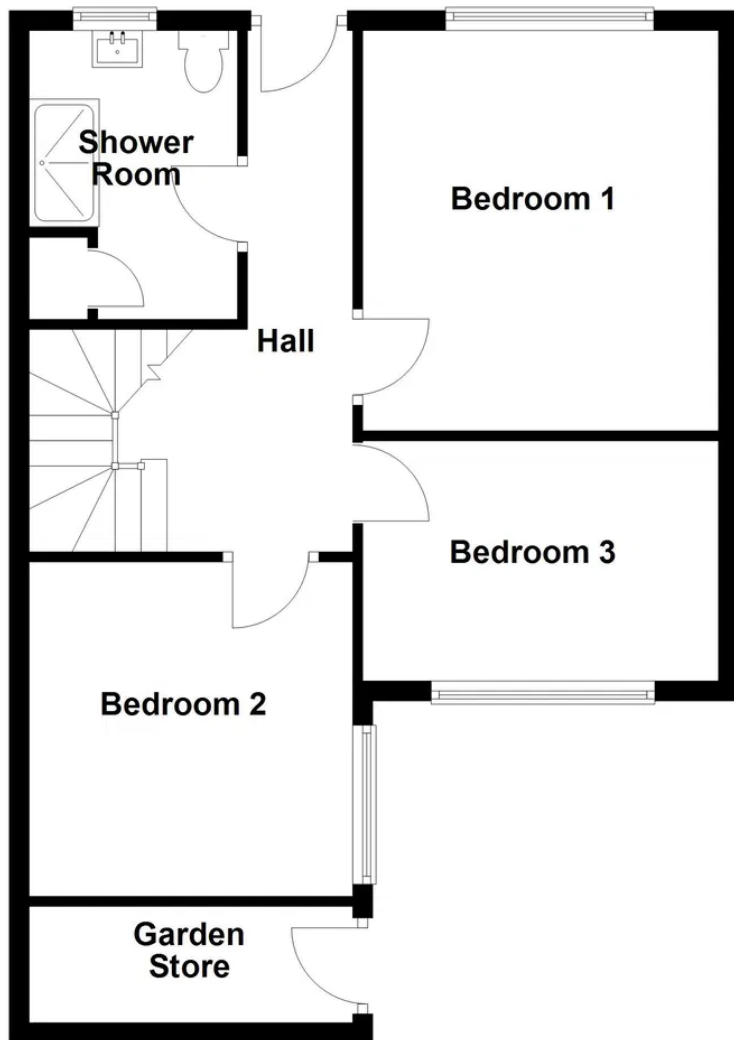
EPC Rating - C/73 potential - B/86

Broadband – 1800

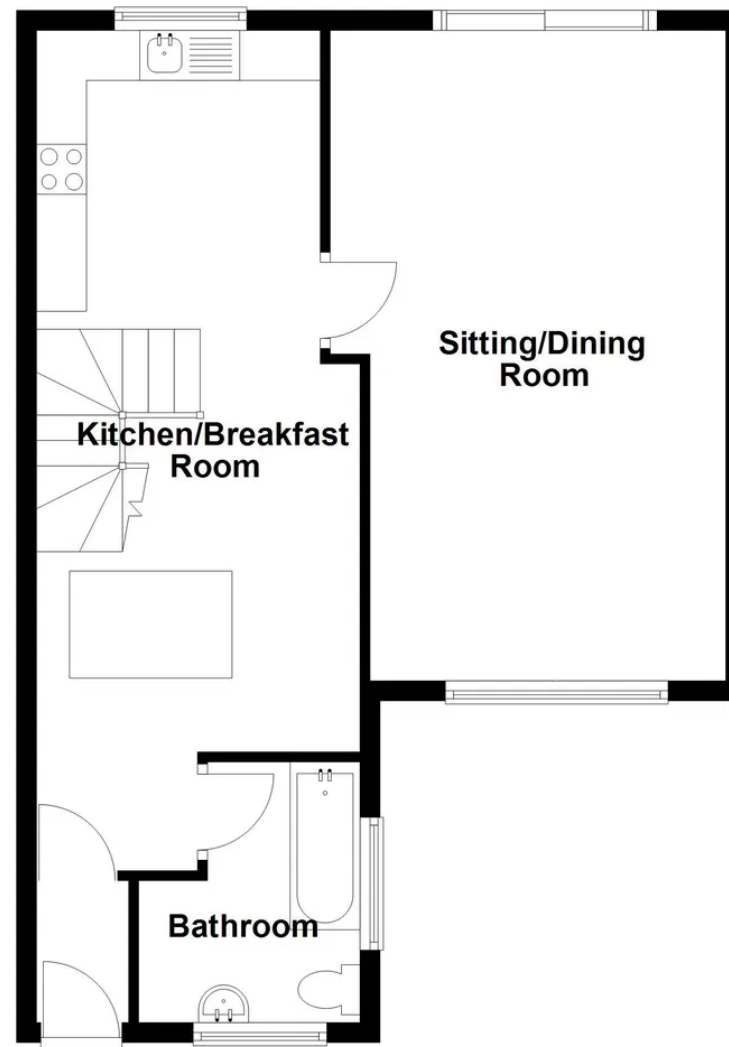
Mobile – Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 4



Garden Level



Ground Floor



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