



CHRISTOPHER SCALES

Exon

Millbrook Road, Paignton

£184,950

In a tucked away location and just a short walk to the amenities of the town centre the property offers a beautifully presented period home in Paignton. Approached from the road, a storm porch with composite door opens into the hallway and then to the ground floor accommodation which comprises a sitting room, kitchen/dining room, utility and bathroom/WC. On the first floor are two very generously sized double bedrooms. The property is further complimented throughout with UPVC double glazed windows and gas central heating operated by a Smart heating system. Outside is a courtyard garden to the rear which is accessed from the utility room.

Millbrook Road is situated just minutes' walk from the amenities of the town which offers a varied range of shopping facilities, health surgeries, restaurants, cafes & bars, a train station and bus station.

### **The accommodation comprises**

Storm porch with composite door to:

**ENTRANCE HALL** - 3.84m x 0.79m (12'7" x 2'7") Light point, smoke detector, picture rails, stairs with handrail to first floor, dado rails, radiator with thermostat control, doors to:

**SITTING ROOM** - 3.15m x 3.05m (10'4" x 10'0") Pendant light point, picture rails, UPVC double glazed window to front aspect, fireplace with log burner on tiled hearth with timber surround, radiator with thermostat control, TV connection point, cupboard housing the electric meter and consuming unit, cupboard housing the gas meter.

**KITCHEN/DINER** - 3.86m x 3.33m (12'8" x 10'11") Pendant light point, picture rails, UPVC double glazed window overlooking the rear courtyard, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll-edged work surfaces over, inset sink and drainer, space for electric cooker, tiled surrounds, matching eye level cabinets. Storage cupboards and shelving to chimney recesses, understairs, storage cupboard with light point and shelving. Door to:

**UTILITY ROOM** - 2.06m x 1.65m (6'9" x 5'5") Pendant light point, smoke detector, UPVC double glazed window and door opening to the rear courtyard, radiator with thermostat control, space for under worktop appliances, space and plumbing for washing machine, eye-level cabinets, storage cupboard with shelving. Door to:







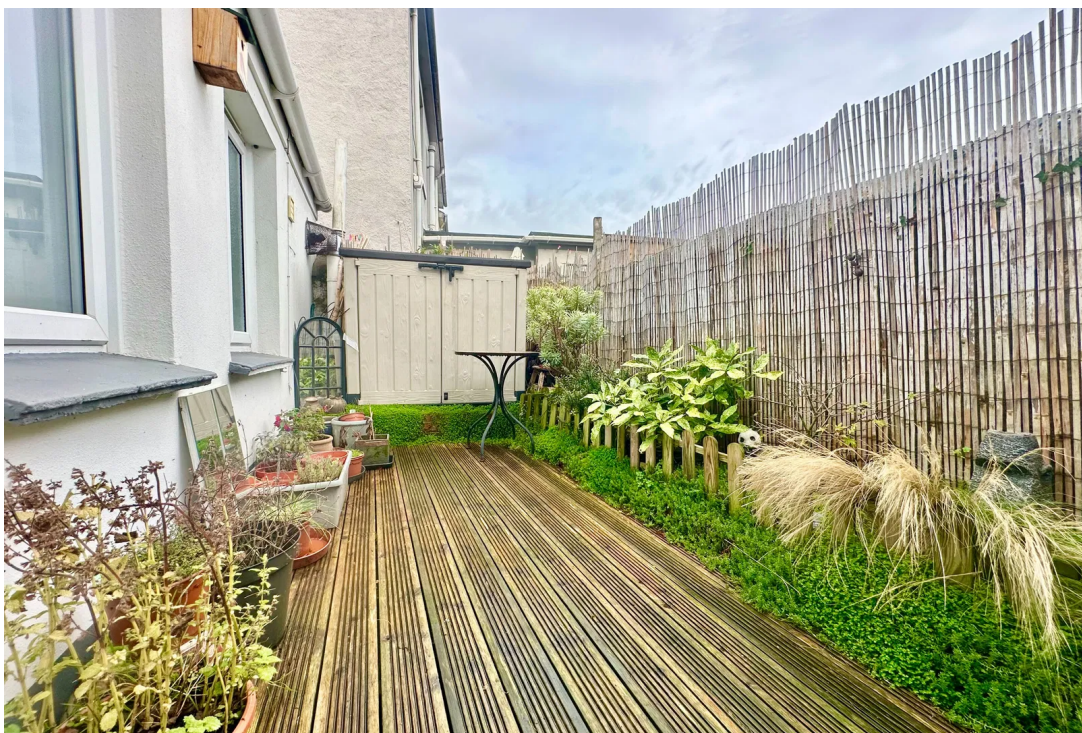
**BATHROOM/WC** - 3m x 1.63m (9'10" x 5'4") Light point, UPVC obscure glazed window, radiator with thermostat control, cupboard housing the boiler, extractor fan. Comprising panelled bath with shower attachment over, pedestal wash hand basin, WC, part tiled walls.

**FIRST FLOOR LANDING** Pendant light point, hatch to loft space, smoke detector, picture rails, doors to:

**BEDROOM ONE** - 4.17m x 3.05m plus recess (13'8" x 10'0") Pendant light point, picture rails, UPVC double glazed window to front aspect, feature fireplace with timber surround, TV connection point, radiator with thermostat control.

**BEDROOM TWO** - 4.14m x 3.2m plus recess (13'7" x 10'6") Pendant light point, picture rails, UPVC double glazed window to rear aspect, feature fireplace with timber surround, radiator with thermostat control.

**OUTSIDE** To the rear of the property and accessed from the utility is a low maintenance courtyard garden, laid to concrete and timber deck with a raised planting border, garden store, and outside tap.



## USEFUL INFORMATION

Tenure - Freehold

Age - Late Victorian/Edwardian

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

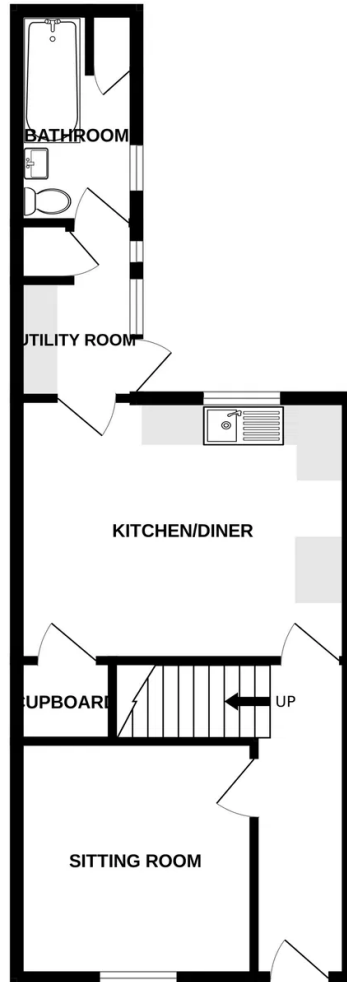
Council Tax - Tax band B

EPC Rating - EPC C/71 - Potential C/80

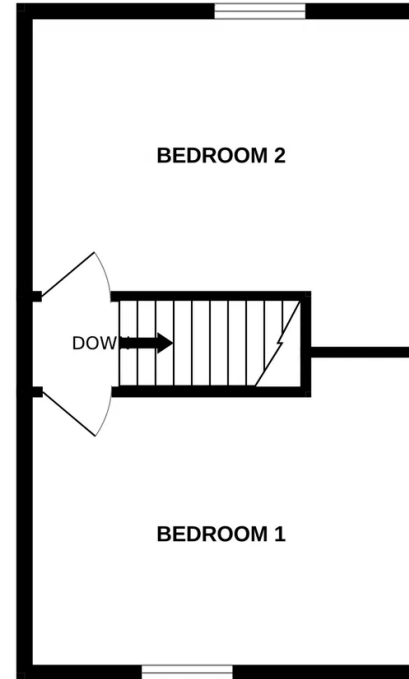
Broadband – 1800

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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