



Taylors
sales & lettings

Guide Price £280,000 - £290,000

Waddeton Road, Paignton, TQ4

7GX A well presented four bedroom town house located on the popular development of Whiterock, Paignton. The property offers a vast amount of space and comprises of a welcoming inner hallway, a modern kitchen/diner, a downstairs cloakroom, a spacious living room, four bedrooms with the master being en-suite and also benefiting from its own balcony, a further contemporary family bathroom, south east facing low maintenance rear gardens and allocated parking for two vehicles to the rear of the property. The home is ideally situated within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, Devon retail park, bus links and more.



ENTRANCE HALLWAY A composite double glazed front door opens into a wide and welcoming inner hallway with attractive laminate flooring, a gas central heated radiator, thermostat heating control, doors leading to all principal rooms, and stairs rising to the first floor.

KITCHEN/DINER Designed for modern living and entertaining, this beautifully presented kitchen/diner offers an extensive range of wall, base, and drawer units complemented by roll edged work surfaces. A 1.5 bowl stainless steel sink with drainer, integrated electric double oven and grill, and a four-ring gas hob with extractor hood above are all fitted. Further integrated appliances include a dishwasher and fridge freezer, with plumbing and space for a washing machine. A deep built-in storage cupboard is perfect for pantry use. French doors open out onto the sunny rear garden, and there's ample space for a 6/8 seater dining table. Finished with a gas central heated radiator and UPVC double glazing

BEDROOM FOUR /OFFICE Located on the ground floor and overlooking the manicured front gardens, this versatile room is ideal as a guest bedroom, home office, or hobby space. Includes a deep fitted storage cupboard, UPVC double glazed window, and a gas central heated radiator.

DOWNSTAIRS CLOAKROOM Convenient and well-appointed with a low level flush WC, pedestal wash basin, extractor fan and a gas central heated radiator.

FIRST FLOOR

LIVING ROOM A generously sized living room at the front of the property, ideal for relaxing or entertaining. Includes a TV point, UPVC double glazed window and a Juliet balcony via glazed door and a gas central heated radiator.

BEDROOM THREE An impressively large double bedroom with views over the beautifully landscaped rear garden. Includes extensive built in storage with hanging and shelving space, UPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A stylish and contemporary bathroom comprising a low flush WC, wall mounted wash hand basin and a panelled bath with shower over and protective glass screen. Finished with complementary wall tiling, extractor fan, shaver point, and a modern white heated towel rail.

SECOND FLOOR

BEDROOM ONE An expansive master suite at the front of the property, featuring built in wardrobes and shelving. Enjoy access to a private balcony through a UPVC double glazed door, with additional natural light from a UPVC window. Gas central heated radiator.

EN-SUITE Modern and well appointed, featuring a double walk in shower, low flush WC, and a wall mounted wash hand basin. Includes contemporary tiling, shaver point, extractor fan and a white heated towel rail.

BEDROOM TWO A substantial second double bedroom with built in wardrobes offering hanging and shelving space, two UPVC double glazed windows, and a gas central heated radiator.

OUTSIDE The south east facing rear garden has been thoughtfully landscaped for minimal maintenance and maximum enjoyment of the sun. Predominantly laid to patio, the garden also features a raised sun deck ideal for alfresco dining and entertaining. Additional features include a built in storage area, outdoor tap, and gated access to the allocated rear parking spaces.

Address 'Waddeton Road, Paignton, TQ4 7GX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '85 | B'

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Floor 0

Floor 1

