



Taylors
sales & lettings

Asking Price Of £319,950

Lancaster Drive,
Roselands,
Paignton,
TQ4 7RP

An extended four bedroom detached house on the very popular Roselands estate. The property has a rear garden of approximately 63 metres in length and will suit those looking for a large garden. The property has had both a ground floor and first floor extension, providing good sized family living accommodation. Viewing is highly recommended. The accommodation comprises:-



uPVC double glazed front door.

HALLWAY Central heating radiator. Understairs cupboard.

CLOAKROOM Low level WC, small wash hand basin and uPVC double glazing.

LOUNGE - 4.3m x 3.4m (14'1" x 11'1") Cloaks cupboard.

DINING ROOM - 4.3m x 2.9m (14'1" x 9'6") Double glazed French doors onto garden. Central heating radiator.

KITCHEN/BREAKFAST ROOM - 6.5m x 2.3m (21'3" x 7'6") MAX. Range of fitted wall and base units. Extractor fan, uPVC double glazing, gas boiler for central heating and domestic hot water, larder store and appliance space opening onto:-

BREAKFAST AREA Central heating radiator. uPVC double glazed window and door.

LANDING uPVC double glazing. Access to loft space. Airing cupboard.

BEDROOM ONE - 3.8m x 3.2m (12'5" x 10'5") Central heating radiator. uPVC double glazing.

BEDROOM TWO - 3.2m x 2.5m (10'5" x 8'2") Central heating radiator. uPVC double glazing. Views over garden.

BEDROOM THREE - 3m x 2.2m (9'10" x 7'2") Central heating radiator. uPVC double glazing. Views over garden.

BEDROOM FOUR - 2.9m x 2.2m (9'6" x 7'2") Central heating radiator. uPVC double glazing.

FAMILY BATHROOM White replaced quality suite comprising bath with mixer taps, vanity basin, shower cubicle with mains shower and central heating radiator. uPVC double glazing.

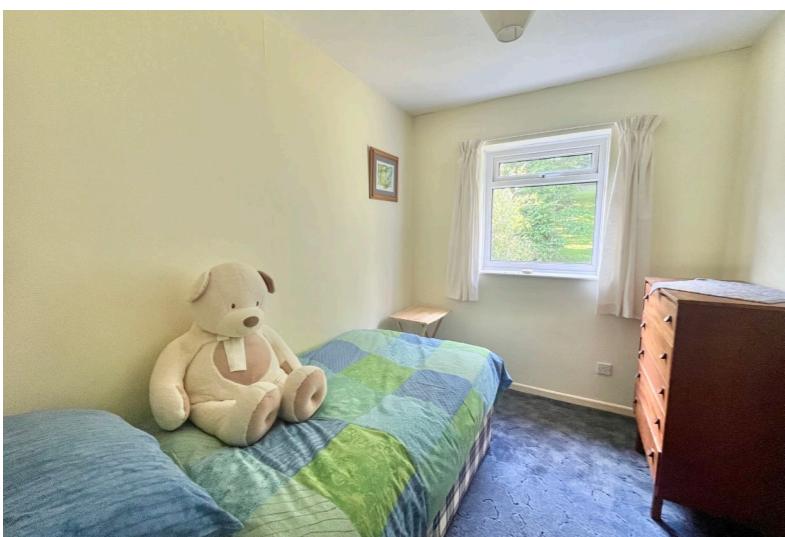
SEPARATE WC Low level WC, wash hand basin and uPVC double glazing.

OUTSIDE Driveway onto:-

LARGE GARAGE Power and lighting. Rear door.

FRONT GARDEN Small front garden.

REAR GARDEN Lawned large garden approximately 63 metres in length. Patio area onto the extensive lawned gardens which are nicely enclosed providing sea glimpses.



Address 'Lancaster Drive, Roselands, Paignton, TQ4 7RP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Taylors Estate Agents
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