



Haytor Avenue | Roselands | Paignton | TQ4 7BY

Offers Over £250,000

A spacious and well presented two bedroom semi detached house located in the extremely desirable location of Roselands, Paignton. The property comprises of a welcoming inner porch way, a large living room/diner, a modern kitchen/ breakfast room, two double bedrooms, a family bathroom, off road parking, a sizeable east facing rear garden and a garage. The property is ideally situated within close proximity to Roselands primary and Paignton Academy, an array of supermarkets, retail parks, food establishments, bus links and more. There is also potential to build on the side of the property creating additional accommodation or even a separate dwelling (subject to planning/survey etc.)

- GARAGE OFF ROAD PARKING
- CENTRAL HEATING AND DOUBLE GLAZING
- SUNNY & LEVEL REAR GARDENS
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER ROSELANDS LOCATION

ENTRANCE A uPVC double glazed front door opening into a welcoming inner porch way with overhead lighting, shoe storage and door opening into:-

LOUNGE -5.49m x 3.94m (18'0" x 12'11") A wonderfully bright and spacious living room with space for an abundance of furniture. Tv and internet points, stairs rising to the first floor, double glazed window to the front and radiator.

KITCHEN/DINER- 3.92m x 2.74m (12'10" x 8'11") A modern and light filled kitchen boasting a range of overhead, base and drawer shaker units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring hob with extractor hood above. Space for a fridge freezer and further space for a table. Double glazed windows and a double glazed door leading out to the rear gardens. Gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.94m x 2.93m (12'11" x 9'7") A brilliantly large master bedroom to the front aspect of the property with space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO- 3.94m x 2.74m (12'11" x 8'11") A further incredibly sized double bedroom with great sea views. A deep fitted airing cupboard, uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE An east facing, enclosed rear garden that enjoys a sunny aspect. The garden boasts a great sized patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn.

PARKING Off road parking for 3 vehicles to the front of the property.

GARAGE A single garage with a metal up and over door, overhead lighting and electrical points, gas and electric metres, plumbing for a washing machine and a courtesy door leading into the gardens.

Address 'Haytor Avenue, Roselands,

Paignton, TQ4 7BY'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'D'

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.