



Asking Price Of £265,000

Great Tree View,  
Paignton, TQ4 7HT

A well presented three bedroom family home located on the popular Whiterock development. The property comprises of a welcoming entrance way, a large living room, a spacious and modern kitchen/diner, a useful downstairs cloakroom, three bedrooms with the master being en-suite, a further family bathroom, sun soaked rear gardens, off road parking and a garage. The property is perfectly situated within easy reach of schools, south Devon college, an array of supermarkets, Devon retail park, bus links and more. The property is being offered for sale with no onward chain!



**ENTRANCE** A composite double glazed front door opens into a welcoming entrance hall providing access to the ground floor accommodation and a convenient downstairs cloakroom. Finished with a gas central heating radiator.

**CLOAKROOM** A practical ground floor cloakroom comprising a low level WC, pedestal wash hand basin, obscure uPVC double glazed window and gas central heating radiator.

**LIVING ROOM** A generously proportioned living room positioned to the front of the property, offering ample space for a variety of furnishings. Features include TV and internet points, stairs rising to the first floor, an understairs storage cupboard, uPVC double glazed window and a gas central heating radiator.

**KITCHEN / DINER** A modern and well appointed kitchen/diner featuring a comprehensive range of wall, base and drawer units with roll edge work surfaces. Appliances include a 1½ bowl stainless steel sink with drainer, electric single oven with grill, four ring gas hob with extractor hood above, integrated dishwasher and fridge freezer. There is space and plumbing for a washing machine, a deep fitted larder cupboard, and ample room for a six seater dining table. uPVC double glazed window and French doors open directly onto the rear garden, and a gas central heating radiator.

#### FIRST FLOOR

**BEDROOM ONE** A spacious principal bedroom located to the front of the property, benefitting from a walk in wardrobe with hanging rail, an additional fitted storage cupboard, uPVC double glazed window and gas central heating radiator. A door leads to the en-suite

**EN-SUITE** A modern en-suite comprising a low level WC, pedestal wash hand basin and a walk in corner shower enclosure. Finished with tiled walls, shaver point, obscure uPVC double-glazed window and gas central heating radiator.

**BEDROOM TWO** A second generously sized double bedroom overlooking the rear garden, featuring a uPVC double glazed window and gas central heating radiator.



**BEDROOM THREE** A well proportioned single bedroom also enjoying views over the rear garden, ideal for use as a child's bedroom, home office or study. uPVC double glazed window and gas central heating radiator.

**BATHROOM** A spacious family bathroom fitted with a low level WC, wall mounted wash hand basin and panelled bath. Part tiled walls, extractor fan and gas central heating radiator.

#### OUTSIDE

**REAR GARDEN** A south west facing rear garden thoughtfully designed for low maintenance. A patio area accessed directly from the kitchen/diner provides the perfect space for alfresco dining with steps leading up to an artificial lawn.

**PARKING & GARAGE** Allocated off road parking is situated to the rear of the property in front of the garage.

**GARAGE** Single garage in a block with metal up and over door.

Address 'Great Tree View, Paignton, TQ4 7HT'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '83 | B'

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