



Connells

Lidford Tor Avenue
Paignton



Property Description

Guide price £290,000 - £300,000 This fantastic opportunity presents a charming 3 bedroom detached home nestled in the sought-after residential area of Roselands. Upon entry, you're greeted by a luminous lounge that seamlessly flows into an open-plan kitchen and diner, offering a welcoming space for relaxation and entertaining, with views overlooking the rear garden. The ground floor boasts a versatile bedroom, perfect for accommodating guests or creating a functional study space. Ascending upstairs, you'll find three generously sized double bedrooms complemented by a newly fitted family bathroom, providing ample comfort and convenience for the entire household. Outside, the rear garden is divided into two sections, featuring a tranquil patio area ideal for al fresco dining and a luxurious hot tub zone for ultimate relaxation and entertainment. Meanwhile, the front of the property offers convenient driveway parking, ensuring hassle-free access and providing ample space for vehicles. With its combination of modern amenities, versatile living spaces, and charming outdoor areas, this residence presents an exceptional opportunity to embrace a comfortable and vibrant lifestyle in the heart of Roselands.

Accommodation

uPVC door leading into

Entrance Porch

uPVC double glazed window to the side aspect, storage cupboard, single glazed door leading into

Lounge

17' max x 10' 6" max (5.18m max x 3.20m max)

uPVC double glazed window to the front aspect, coving, tv point, power points, radiator and french doors with obscure glass leading into

Kitchen/diner

19' max x 8' 2" max (5.79m max x 2.49m max)

uPVC door, window and sliding patio doors to the rear aspect, grey high gloss matching wall, base and drawer units, single drainer sink unit with mixer tap over, rolled edge worksurfaces, paneling, four ring induction hob with modern extractor over, double eye level oven, pan drawers, radiator and power points.

Hallway

Understairs storage cupboard, radiator and stairs leading to first floor landing.

Reception Room/bedroom Four

16' 8" max x 7' 5" max (5.08m max x 2.26m max)

uPVC double glazed window to the front aspect, built in wardrobes, double radiator and power points.

First Floor Landing

Loft access.

Bedroom One

14' 4" max x 11' max (4.37m max x 3.35m max)

uPVC double glazed window to the front aspect, tv point, power points and radiator.

Bedroom Two

11' 11" max x 10' 7" max (3.63m max x 3.23m max)

uPVC double glazed window to the rear aspect, tv point, power points and double radiator.

Bedroom Three

10' 6" max x 7' 9" max (3.20m max x 2.36m max)

uPVC double glazed window to the front aspect, tv point, power points and radiator.

Bathroom

Obscure uPVC double glazed window to the rear aspect, ceiling spotlights, vanity area with rolled edged worksurface, high gloss grey vanity unit, low level wc, pedestal wash hand basin, double walk in shower cubicle with wall mounted power shower, modern chrome towel rail, paneling and extractor.

Outside

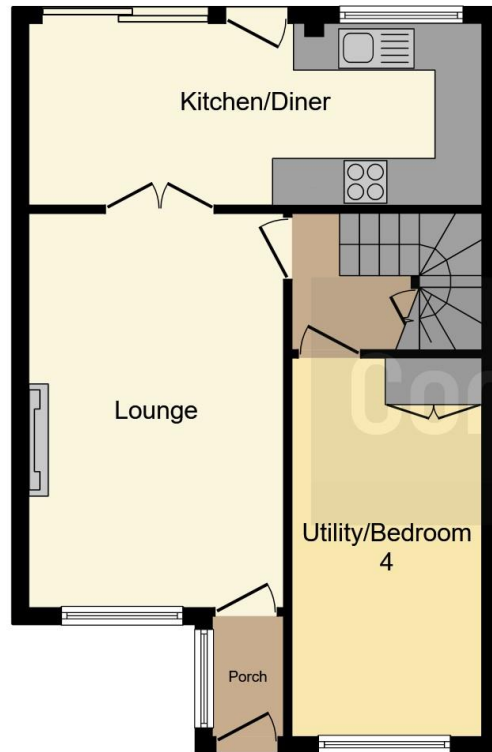
To the front of the property is a parking area.

To the rear of the property is a patio area with steps leading down to a further patio area, hot tub, side access, outside tap, power, lighting and outside tap.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: D

view this property online connells.co.uk/Property/PGN311448

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN311448 - 0011