



Connells

Footlands Road
Paignton



Property Description

Connells are delighted to offer this semi detached family home in this popular area of Paignton. The property comprises of: - Three bedrooms - Spacious open plan living & dining area - Fully fitted modern kitchen with integrated oven, hob and fridge/freezer with plumbing for dishwasher - modern family bathroom - Gas central heating - Fully double glazed - level rear garden - Driveway parking

Front Of The Property

Front garden with Parking and path leading to front door.

Hallway

Front door leading into Hallway with radiator. Double glazed window to the side of the hallway giving plenty of natural light, understairs storage. Stripped Wood doors to:

Kitchen

13' 10" x 8' (4.22m x 2.44m)

Fitted with modern floor and wall based units, roll edge worktop surfaces incorporating stainless steel one and a half bowl sink unit, built in electric oven and gas hob, integrated fridge/freezer, plumbing for dishwasher, UPVC double glazed window overlooking the rear garden.

Utility cupboard with plumbing and space for a washing machine and tumble dryer

Lounge/Diner

13' 9" x 11' 11" (4.19m x 3.63m)

with UPVC bay windows to the front and rear making this a bright airy room. Feature fireplace, Stripped wooded doors. 2 x Radiators.

From the hallway, stairs lead to First Floor Landing with doors to

Bedroom 1

14' x 10' 7" (4.27m x 3.23m)

UPVC bay window to front, stripped wooded door, radiator.

Bedroom 2

11' 8" x 10' 6" (3.56m x 3.20m)

with UPVC window to rear, stripped wooded door, radiator.

Bedroom 3

7' 7" x 7' 8" (2.31m x 2.34m)

with UPVC window to front, stripped wooded door, radiator.

Bathroom

Recently upgraded. Fully tiled with white bath, sink and toilet, thermostatic shower over the bath, radiator, UPVC window

Wc

separate toilet with UPVC window

Rear Garden

Rear Garden within lawn and patio, enclosed by fencing

Agents Note

The property benefits from a new roof fitted in 2022. Subsidence work, due to drains, was completed in 2022 and warranties are available.







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 Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PGN312853



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: PGN312853 - 0003