

Roselands Drive, Roselands, Paignton, TQ4 7RW



For sale with **NO ONWARD CHAIN** this four bedroom/two bathroom **SEMI DETACHED HOUSE** is ideally located in the popular Roselands area of Paignton, with amenities close-by and highly regarded primary schools, shops and bus service within easy reach. Paignton town centre, seafront and harbour are approximately 2.5 miles distant.

This slightly unfinished project offers a super family home, it is very well presented and just requires some cosmetic work and finishing. The accommodation provides an extended kitchen/dining room to the rear, perfect for getting the family together and comfortable lounge to the front. The garage has been converted to provide an additional bedroom and shower room/w.c. great for a dependent relative or older child. The first floor has a further three bedrooms and family bathroom/w.c.

Gas fired central heating is installed along with double glazing. Outside provides ample parking and landscaped garden to the front, to the rear there is a good size garden enjoying a sunny aspect.

£325,000 Freehold

GROUND FLOOR

Double glazed entrance door to:

ENTRANCE HALL. Radiator with decorative cover. Staircase to the first floor with under stairs cupboard. Doors to:

GROUND FLOOR BEDROOM 4. 11' 6" x 7' 11" (3.50m x 2.41m)

A useful room for dependent relative/older child. Double glazed window to front. Laminate flooring. Access to:

EN SUITE SHOWER ROOM/W.C.

Comprising: double size shower enclosure, pedestal washbasin and close coupled W.C.

LOUNGE. 13' 10" x 11' 0" (4.21m x 3.35m)

Double glazed window to front. Radiator. Feature fire surround with electric log effect fire.

KITCHEN/DINING ROOM. 25' 6" x 10' 10" (7.77m x 3.30m)

A super family size room, having ample space for table and chairs with access out to the rear garden. The kitchen is fitted with an excellent range of modern wall and base cupboards, quartz working surfaces with inset one and a quarter bowl stainless steel sink and drainer along with breakfast bar area with oak worktop over. American style fridge/freezer with water dispenser included in the sale. Built in Neff double oven/grill and halogen hob with cooker hood over to side. Metro tiling surrounds. Wood effect flooring throughout. Three double glazed windows and door to the rear garden.

FIRST FLOOR.

Landing with double glazed window to side and loft access hatch. Doors to:

BEDROOM 1. 9' 4" x 11' 3" (2.84m x 3.43m) Double glazed window to rear. Radiator with decorative cover.

BEDROOM 2. 12' 8" x 8' 7" (3.86m x 2.61m) Double glazed window to front. Radiator. Built in cupboard.

BEDROOM 3. 9' 2" x 8' 1" (2.79m x 2.46m) max. Double glazed window to front. Radiator with decorative cover. Built in cupboard.

FAMILY BATHROOM/W.C.

White suite comprising Shower Bath with side screen and 'Mira' independent electric shower over, Pedestal wash basin and low level W.C. Tiled walls and flooring. Mirrored bathroom cabinet. Radiator. Double glazed window.

OUTSIDE

FRONT.

Driveway parking and further hard standing providing ample parking space. The remainder of the front garden is gravelled for ease of maintenance.

REAR GARDEN.

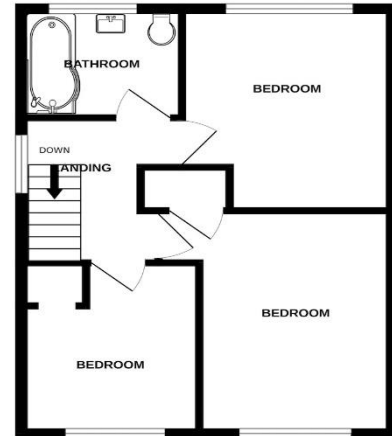
The rear garden enjoys a southerly, sunny aspect and has two wide terraces leading up from the sun trap seating area adjacent to the house. The first terrace has an Astro turf covering and balustrade, Steps then lead up to a wide decked terrace with useful garden shed.

COUNCIL TAX BAND: C ENERGY RATING: C

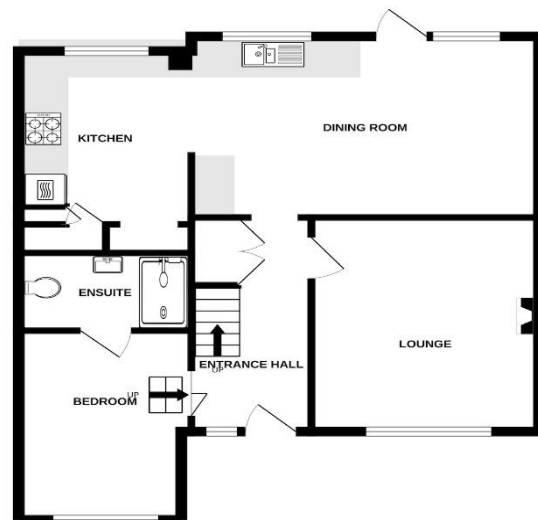
BROADBAND AND MOBILE INFO:

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage

1ST FLOOR
38.4 sq.m. (413 sq.ft.) approx.



GROUND FLOOR
60.4 sq.m. (651 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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