

Harbourne Avenue, Roselands, Paignton, TQ4 7EQ



A very spacious **3/4 BEDROOM, END TERRACE HOUSE** benefiting from a lovely open outlook and offering flexible space, perfect for a family. located in the popular Roselands area of Paignton within easy reach of local schools, shops and supermarkets. Paignton town centre is approximately 1.5 miles distant.

Whilst requiring some refreshment this house has a lot to offer and is for sale with **NO ONWARD CHAIN**.

There are front and rear gardens along with single garage in a separate block close by.

Internally on the ground floor there are two large bedrooms both with open views, moving to the first floor there is a generous lounge again with super views over the surrounding area across to Marldon in the distance and a fitted kitchen to the rear, offering ample space for white goods. There are two further double bedrooms or reception rooms if preferred, one has French doors opening to the rear garden, along with a bathroom and separate w.c.

Gas fired central heating is installed along with double glazing. Internal viewing is recommended.

£245,000 Freehold

ENTRANCE HALL.

Double glazed entrance door. Radiator. Meter cupboard. Staircase to first floor.

BEDROOM. 15' 11" x 12' 9" (4.85m x 3.88m) max.

A double size bedroom with double glazed window to front enjoying an open outlook. Radiator.

BEDROOM. 15' 11" x 10' 3" (4.85m x 3.12m)

Further large double bedroom with double glazed window to front again enjoying an open outlook. Radiator.

FIRST FLOOR.

First floor landing with loft access hatch and cupboard housing hot water tank. Doors to:

LOUNGE. 15' 11" x 12' 8" (4.85m x 3.86m)

A super large lounge with wide outlook from the double glazed window over the surrounding area, Zoo parkland and towards Marldon. Radiator.

KITCHEN. 11' 3" x 9' 3" (3.43m x 2.82m)

Fitted with a range of wood effect wall and base cupboards and roll edge working surfaces with inset stainless steel sink and drainer. Belling freestanding cooker and Beko dishwasher included in the sale. Space/plumbing for washing machine. Tiled surrounds. Double glazed window and door opening to the rear garden.

BEDROOM. 15' 10" x 10' 3" (4.82m x 3.12m)

Another large bedroom with double glazed window enjoying that lovely outlook. Radiator. Walk in cupboard with shelving and wall mounted 'Glow Worm' boiler.

DINING ROOM/BEDROOM. 11' 3" x 7' 6" (3.43m x 2.28m)

A flexible room with double glazed French doors opening to the rear garden. Radiator.

BATHROOM.

Comprising white panelled bath with mixer tap and shower screen to side. Pedestal wash basin. Tiled walls. Radiator. Double glazed window.

SEPARATE W.C.

White low level W.C. Double glazed window. Radiator.

OUTSIDE

FRONT.

The front garden has steps up to the front entrance via the front garden which his mainly lawned with terraced flowerbeds. Driveway access to a block of four single garages. Garage for 93 is positioned second from the left side.

REAR GARDEN.

Enclosed rear garden which enjoys a sunny aspect. There is side access via a gate and path to side. The garden has a seating area adjacent to the house and the remainder of the garden is arranged in terraces with steps running through. The middle terrace has a garden shed and block-built Fire-pit. The top terrace has raised vegetable and fruit beds.

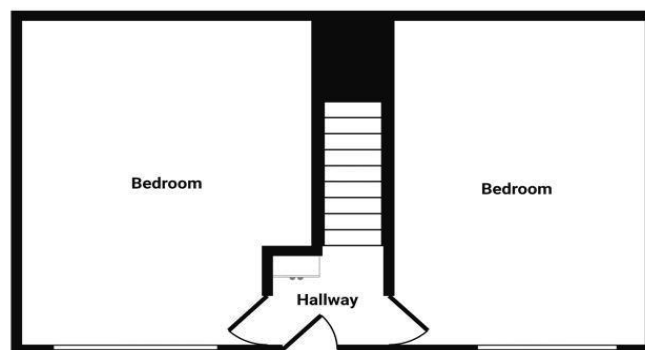
COUNCIL TAX BAND: C EPC RATING: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard & superfast broadband is available. Mobile coverage is likely in the area, but please check with your mobile provider.



First Floor
Approx 68 sq m / 732 sq ft

LAYOUT GUIDE ONLY – NOT TO SCALE



Ground Floor
Approx 40 sq m / 427 sq ft

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.

Ref C0005618 Written by: R.C