



Gibson Road, Whiterock, Paignton, TQ4 7AQ





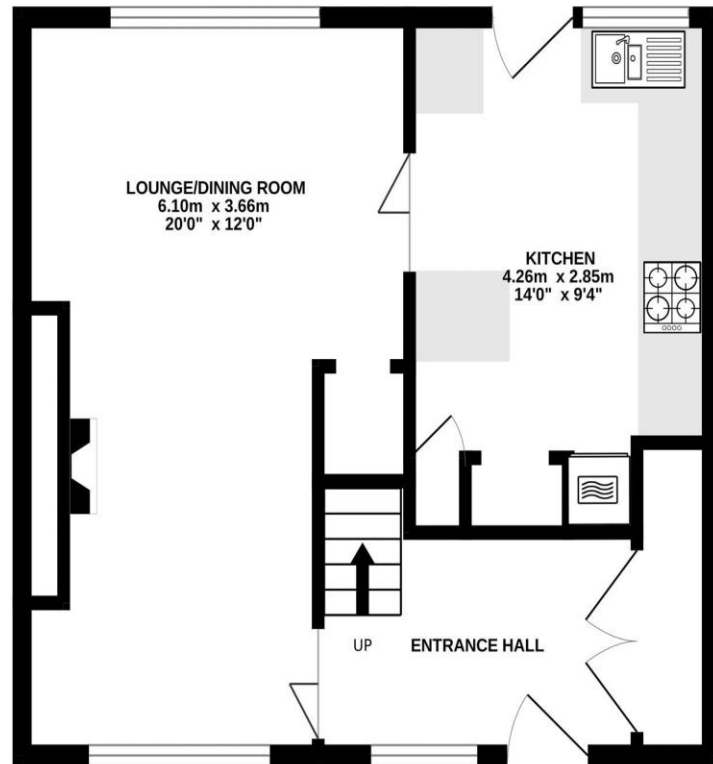
## £265,000 Freehold



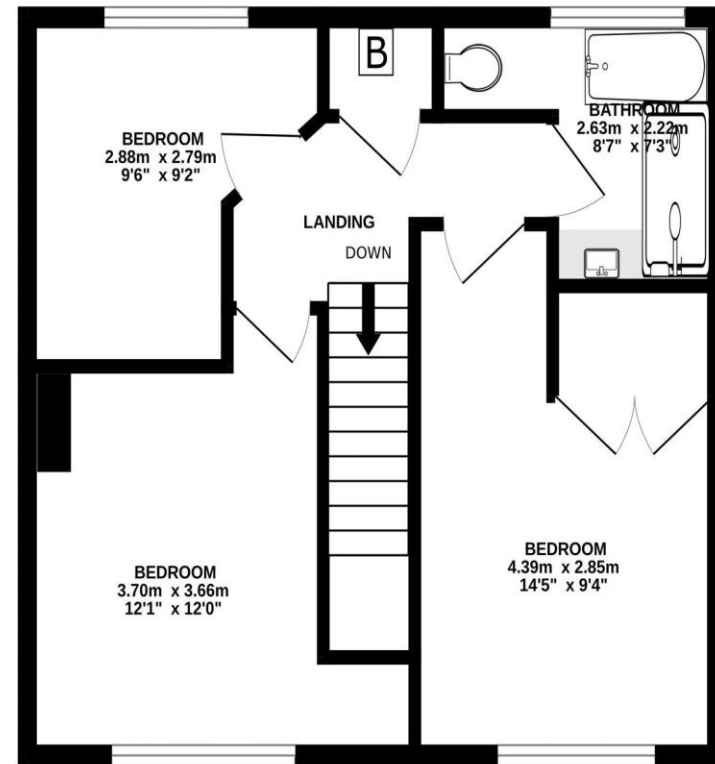
A THREE BEDROOM FAMILY HOME, ideally positioned within a popular and established residential area overlooking a central green. The property enjoys a convenient location close to a range of everyday amenities, with shops and services readily available at Goodrington Road and Cherry Brook Square. The highly regarded Whiterock Primary School is also nearby, making this an excellent choice for families. In addition, the Torbay Ring Road is within easy reach, providing straightforward access to surrounding areas and commuter routes. Set back from the road, the house benefits from an impressively large frontage which creates an attractive first impression. A generous driveway offers ample off-road parking for approximately four to five vehicles, an increasingly sought-after feature for modern family living. The frontage is further enhanced by a lawned area, adding to the overall sense of space and kerb appeal. An open outlook over the area is enjoyed from the front elevation. To the rear, the property enjoys a good-sized enclosed garden with a sunny southerly aspect, making it ideal for families, entertaining, or simply relaxing outdoors. Directly adjacent to the house is a timber decked seating area, perfectly positioned for outdoor dining or summer evenings.

Beyond this, the garden rises to a lawned area with established garden beds, offering both privacy and scope for keen gardeners to personalise the space. Internally, the accommodation is both practical and welcoming. The entrance hallway provides a useful double cloaks cupboard for coats and storage, along with stairs leading to the first floor. A door opens into the main lounge/dining room, a well-proportioned dual-aspect space that benefits from plenty of natural light. There is a useful recess beneath the stairs which is ideal for a computer desk or home working area, making excellent use of the available space and wall mounted electric fire. The kitchen is fitted with a range of white-faced units and wide pan drawers complemented by coordinated worktops. A one-and-a-quarter bowl stainless steel sink with drainer is inset, and there are built-in appliances including a microwave and oven, and five-ring electric hob with cooker hood above. An American-style fridge/freezer is included, and there are designated spaces for both a washing machine and dishwasher. A breakfast bar with wooden worktop provides an informal dining or social area, while a window and door offer views and direct access to the rear garden. Upstairs, the property offers three bedrooms, making it well suited to family occupation. The striking family bathroom has a bath as well as a double size shower enclosure, counter top washbasin with flush mounted taps and concealed flush w.c. Gas fired central heating is installed along with double glazing. Overall, this is a spacious and conveniently located family home, combining generous parking, attractive outdoor space, and well-planned internal accommodation in a desirable Paignton setting. Internal viewing is recommended.

GROUND FLOOR  
39.4 sq.m. (425 sq.ft.) approx.



1ST FLOOR  
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA : 78.8 sq.m. (849 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows. THREE 82% / EE 78% / VODAPHONE 70% / o2 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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