

Foxglove Way, Paignton, TQ4 7TG



A super **THREE BEDROOM FAMILY HOME**, located in a quiet walkway position on this well maintained estate, with the benefit of **TWO** good size **GARAGES**. Overlooking a pretty green to the front and having an enclosed, rear garden (with access to the garages and parking area) there is ample space for a family here. On the ground floor there is a good size kitchen/breakfast room and lounge with French doors opening to the rear garden as well as ground floor cloaks/w.c. The first floor offers family bathroom and three bedrooms the principal bedroom having an en suite shower room/w.c. As mentioned, two garages come with the house which are located a few steps away from the rear garden. Viewing is highly recommended. Foxglove way is ideally situated with easy access to local supermarkets and schools along with the Torbay ring road. Paignton and Brixham town centres are approximately 2-3 miles distant.

£285,000 Freehold

GROUND FLOOR.

Composite entrance door opens to:

ENTRANCE HALL.

Radiator. Staircase to first floor.

CLOAKS/W.C.

White low level W.C. and pedestal basin. Double glazed window.

KITCHEN/BREAKFAST ROOM. 15' 11" x 8' 8" (4.85m x 2.64m)

Good range of grey faced, fitted wall and base cupboards with complimentary working surfaces and matching up-stands. Inset stainless steel sink and drainer. Built in under counter electric oven with four burner gas hob and cooker hood over. Ample spaces for white goods. Double glazed window to front. Radiator.

LOUNGE/DINING ROOM. 16' 0" x 10' 2" (4.87m x 3.10m)

Double glazed window and French doors opening to the rear garden. Two radiators. Under stairs cupboard.

FIRST FLOOR.

Landing with loft access hatch and large cupboard housing 'Ideal' boiler for domestic hot water and central heating supply.

BEDROOM 1. 11' 11" + wardrobe recess x 9' 0" (3.63m x 2.74m)

Double glazed window. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising double shower enclosure with fitted independent electric shower. Low level W.C. and pedestal wash basin. Extractor fan. Radiator.

BEDROOM 2. 9' 1" + recess x 8' 11" (2.77m x 2.72m)

Double glazed window to front. Radiator.

BEDROOM 3. 8' 7" x 6' 8" (2.61m x 2.03m)

Double glazed window to rear. Radiator.

BATHROOM/W.C.

White suite comprising: panelled bath with mixer tap and shower attachment over, with shower screen to side. Low level W.C. and pedestal wash basin. Tiled surrounds. Extractor fan. Radiator. Double glazed window.

OUTSIDE.

The house is located in a quiet, tucked away position with a central green to the front of the house. The enclosed rear garden, which enjoys a sunny aspect, has a small lawn and gravelled seating area. External water tap. Three external power points.

Gated to rear which leads to the parking area and **TWO GARAGES.**

GARAGE 1. 18' 4" x 9' 2" (5.58m x 2.79m)

Up and over door.

GARAGE 2. 18' 4" x 8' 9" (5.58m x 2.66m)

Up and over door.

ENERGY RATING: B. COUNCIL TAX BAND: C.

NOTE: The property is connected to all mains services. The Ofcom website indicated that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for coverage.

INFO. A management fee of approx. £170 is paid yearly towards maintenance of the green areas, paths and general upkeep of this estate.

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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