



Haytor Avenue | Paignton | TQ4 7TB

Asking Price Of £275,000

A 3-bedroom semi-detached house located within a cul-de-sac and served by local shops, schools and bus services. Towards the end of the road is a gate allowing access to fields and walks into Clennon Valley.

The property has been completely refurbished in luxury condition. It has the benefit of luxury kitchen, shower room and central heating and feels like a show home. There is an enclosed rear garden plus driveway parking.

- 3 BEDROOM SEMI-DETACHED HOUSE
- LUXURY FITTED KITCHEN
- EXCEPTIONAL CONDITION
- HIGH END LUXURY SHOWER ROOM
- GARDENS AND PARKING

PORCH Double glazed front door. Double glazed window. Radiator.

LOUNGE 13' 9" x 13' 1" (4.2m x 4.0m) A stunning room with double glazed window to front garden. Wood effect flooring. Radiator. TV point. Stairs to first floor landing. Arch to: -

DINING ROOM 10' 2" x 7' 2" (3.1m x 2.2m) With space for 4-6 seater dining suite. Under-stairs cupboard. Radiator. Double glazed back door to garden. Double glazed window. Wood effect flooring. Opening to: -

KITCHEN 10' 5" x 5' 10" (3.2m x 1.8m) A range of modern wood effect units comprising: single drainer stainless steel sunk unit with work surfaces to one side, plumbing for washing machine and cupboards below. Adjoining work surfaces with inset stainless steel gas hob with matching double oven and grill under along with a selection of cupboards and drawers. Appliance space for fridge freezer. Tall groceries cupboard. Matching wall units and shelving. Tiled floor. Tiled walls to work surface area. Double glazed window.

FIRST FLOOR LANDING Access to loft space.



BEDROOM ONE 10' 5" x 8' 10" (3.2m x 2.7m) A double room with built-in wardrobe plus airing cupboard with hot water tank and slatted shelving. Radiator. Double glazed window to front. TV point.

BEDROOM TWO 9' 6" x 6' 6" (2.9m x 2.0m) Double glazed window and open outlook with sea glimpse. Radiator.

BEDROOM THREE 6' 10" x 6' 6" (2.1m x 2.0m) Double glazed window and similar outlook to Bedroom Two. Radiator.

SHOWER ROOM High end luxury suite with walk in shower, vanity basin, close coupled WC, stunning tiling and extractor fan.

FRONT Small garden frontage.

PARKING Driveway for 1-2 cars. It may be possible to build a garage or extend the drive along the side of the property subject to planning permission.

REAR The rear garden enjoys a sunny aspect and is mainly lawn, enclosed by fencing. Patio area.

Address 'Haytor Avenue, Paignton, TQ4 7TB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '68 | D'

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.