Taylors
sales & lettings

Asking Price Of £175,000

Elmbank Gardens,
Paignton, TQ4 5LQ

A well presented three bedroom family home located within a quiet cul-de-sac in the popular St. Michael's area of Paignton. The property comprises of a welcoming entrance hallway, an open plan kitchen/diner through to living room, a useful utility room, three bedrooms, a modern shower room and sunny low maintenance courtyard gardens. The property is ideally situated within easy reach of schools, Paignton town, local shops, doctors and pharmacies, bus links and more. The property is being offered for sale with no onward chain!

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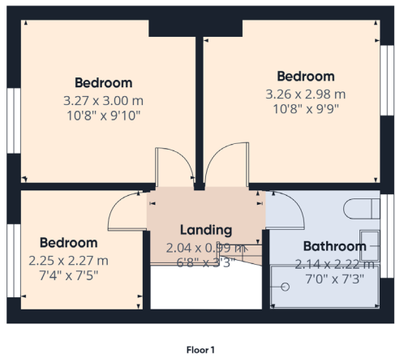

ENTRANCE A uPVC double glazed front door opens into a wide and welcoming entrance hallway, with stairs rising to the first floor, a gas central heating radiator and an archway leading through to the main ground floor accommodation.

KITCHEN/DINER A spacious and light filled kitchen/diner, featuring a comprehensive range of matching wall, base and drawer units with roll edged work surfaces over. There is a stainless steel sink and drainer unit, an integrated electric single oven with grill, and a four ring gas hob with extractor hood above. Space is provided for an under counter fridge, with a tiled splashback and a uPVC double glazed window, completing the kitchen area.
The dining area offers ample space for a large dining table, together with built in storage, a door providing access to the useful utility room. A large open archway creates a seamless connection through to the living room, making this an ideal space for both everyday living and entertaining and a uPVC double glazed door leads out to the rear.

LIVING ROOM A generously proportioned living room offering ample space for a range of furnishings. The room features an attractive gas fireplace, uPVC double glazed window overlooking the front aspect and a gas central heating radiator.

UTILITY ROOM A useful and practical utility room with space and plumbing for a washing machine, space for a stacked tumble dryer and for a tall fridge freezer. Wall mounted boiler and uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE A spacious master bedroom positioned to the front aspect of the property, offering excellent space for a range of bedroom furnishings. uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A second generously proportioned double bedroom, offering a similar size to the master bedroom. The room benefits from a vanity wash hand basin with useful storage beneath, uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A well proportioned third bedroom, ideally suited as a child’s bedroom, home office or study. The room benefits from a built in wardrobe, uPVC double glazed window and gas central heating radiator.

SHOWER ROOM A modern three piece suite comprising a low level flush WC, pedestal wash hand basin and a walk in double shower. Complementary wall tiling, uPVC obscure double glazed window and gas central heating radiator.

OUTSIDE To the rear is a low maintenance enclosed courtyard garden, laid predominantly to patio slabs and providing an ideal space for alfresco dining, outdoor seating and entertaining.

Address ‘Elmbank Gardens, Paignton, TQ4 5LQ’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’61 | D’

Taylors Estate Agents
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