



Sturcombe Avenue, Paignton, TQ4 7EB

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£300,000 Freehold



Situated in the highly regarded and popular Roselands area of Paignton, Sturcombe Avenue is a beautifully presented **THREE BEDROOM END OF TERRACE HOUSE**, ideally positioned for access to local amenities and schooling. The property is within the catchment area for the exceptionally popular Roselands School, while several supermarkets are also within comfortable walking distance. A nearby bus service provides convenient connections to the surrounding area and Paignton town centre.

The property is approached via a driveway providing off-road parking for two vehicles, with an attractive, landscaped front garden incorporating a secluded seating area. An integral garage provides useful additional storage and houses the gas boiler and electrical consumer unit.

A welcoming entrance porch leads into the impressive open-plan lounge, dining and kitchen space. This light, bright and modern area provides an exceptionally sociable heart to the home, with ample room for both comfortable living and dining furniture. A large under-stairs cupboard provides excellent storage and extends beneath the stairs. Double-opening patio doors provide a seamless connection to the rear garden and allow plenty of natural light into the room.

The recently fitted kitchen features stylish slate-grey Shaker-style units complemented by quartz-effect slimline laminate worktops. There is space for a freestanding under-counter washing machine, together with an integrated Neff dishwasher and integrated fridge freezer. Further appliances include a Hotpoint eye-level oven and grill, while the induction hob, which will be replaced with a similar model, sits beneath a Whirlpool extractor.

Upstairs, the landing provides access to three well-proportioned bedrooms. The master bedroom and second bedroom are both spacious doubles, while the third bedroom is a generous single. The contemporary shower room is beautifully equipped with electric underfloor heating, a walk-in shower with Mira fittings, rainfall and handheld showerheads, plus a separate double-ended extra-deep bath. An electric heated towel rail and illuminated LED mirror complete the room.

Outside, the rear garden provides an excellent space for relaxing and entertaining, with a large area of composite decking ideal for enjoying the sunshine, leading onto a lawned garden. Mature trees provide a pleasant backdrop to the side, these are owned by the neighbouring property and are subject to Tree Preservation Orders.

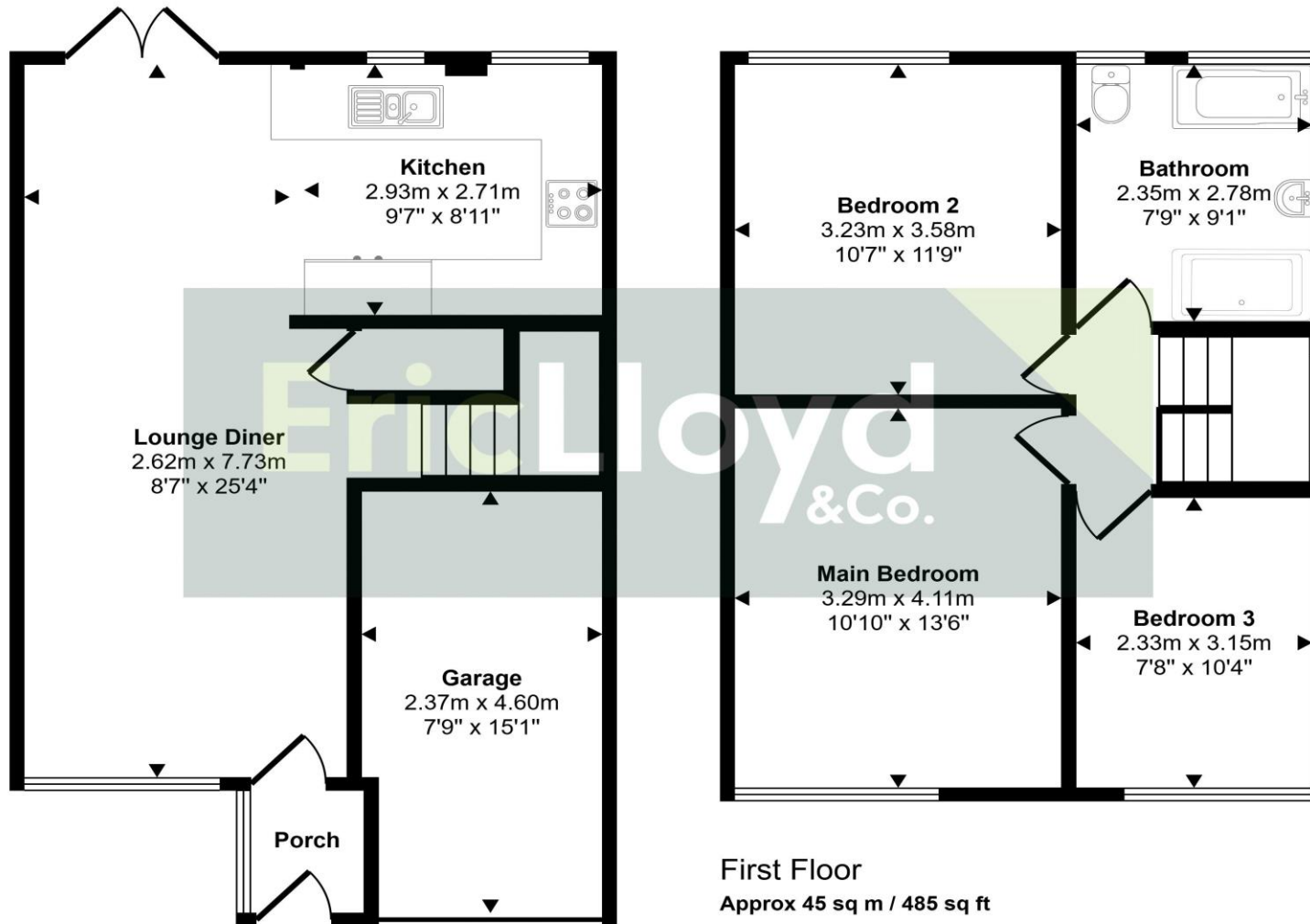
Please note that the attached property has a right of way across the very bottom of the garden and up the side, through the gate, onto the driveway and out to the road. The neighbouring owner has not used this access during the current owners' occupation.

A professional alarm and CCTV system is also installed and can be included within the sale if required.

Overall, this is a superb family home combining generous accommodation, stylish modern living and excellent outside space in a highly convenient and sought-after location.



Approx Gross Internal Area
94 sq m / 1012 sq ft



Ground Floor
Approx 49 sq m / 527 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The property is on all mains services. The property is connected via fiber broadband and mobile phone reception is available.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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