



Asking Price Of £170,000

Eaton Place, Paignton,
TQ4 5EN

A two bedroom character cottage nestled within a quiet and picturesque cobblestoned walk just outside of Paignton town centre. The cottage sitting pride and place at the end of the walk comprises of a spacious dining room opening into the kitchen, a sizeable living room, two double bedrooms, a large family bathroom and rear gardens. The cottage is ideally located within a short and level walk from an array of amenities such as Paignton town, the bus and train station, Paignton and Goodrington beach, shops, schools and more.



PROPERTY DESCRIPTION A two bedroom character cottage nestled within a quiet and picturesque cobbled walk just outside of Paignton town centre. The cottage sitting pride and place at the end of the walk comprises of a spacious dining room opening into the kitchen, a sizeable living room, two double bedrooms, a large family bathroom and rear gardens. The cottage is ideally located within a short and level walk from an array of amenities such as Paignton town, the bus and train station, Paignton and Goodrington beach, shops, schools and more.

LOUNGE - 3.54m x 3.35m (11'7" x 10'11") A wooden and stained glass front door opening into a great sized living room to the front aspect of the cottage, tv and internet points, a decorative open fireplace, uPVC double glazed window and a gas central heated radiator.

DINING ROOM - 3.36m x 2.58m (11'0" x 8'5") A spacious dining room with ample room, a feature decorative fireplace with faux beam mantle, uPVC double glazed window overlooking the gardens, A uPVC double glazed door opening out onto the rear, thermostat heating control, archway leading into the kitchen and a gas central heated radiator.

KITCHEN - 5.74m x 1.49m (18'9" x 4'10") A range of overhead, base and drawer units with square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob, space and plumbing for an under counter appliance and fridge freezer and a uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE - 3.79m x 3.51m (12'5" x 11'6") A brilliantly large master bedroom to the front aspect of the home overlooking the quaint cobbled pathway. uPVC double glazed windows and a gas central heated radiator.

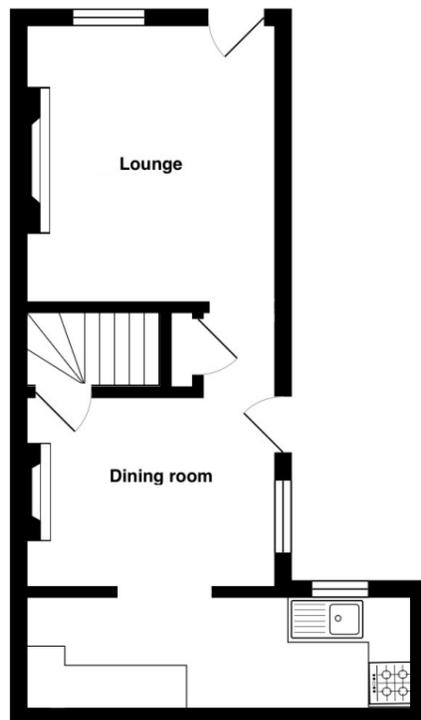
BEDROOM TWO - 3.48m x 2.37m (11'5" x 7'9") A further generously sized double bedroom overlooking the rear gardens. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BATHROOM A wonderfully spacious family bathroom comprising a four piece suite of a low level flush WC, a pedestal wash hand basin, a claw foot freestanding bath tub and a double shower unit. Complimentary tiled walls, a uPVC obscure double glazed window and a white heated towel rail.

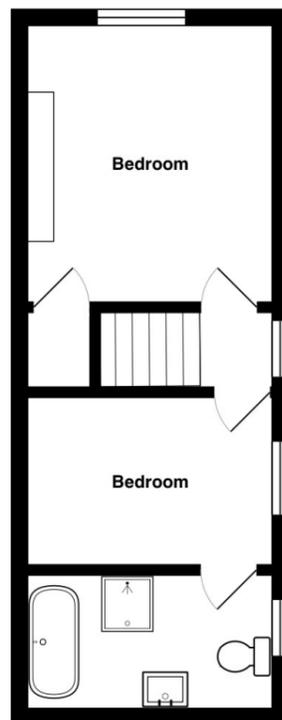
OUTSIDE A sunny and enclosed rear garden that has been thoughtfully designed for ease of maintenance with the garden being predominantly laid to pebble stones with a sizeable decking area also and summer house.

UTILITY STORE A block built utility store with space and plumbing for a washing machine and dryer.

AGENTS NOTES 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.



Ground floor



First floor

Address Eaton Place, Paignton, TQ4 5EN

Tenure Freehold

Council Tax Band B

EPC Rating E

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