


# Rossall Drive, Paignton

**£280,000**

**Bedrooms: 3 Bathrooms: 1 Receptions: 2**

Situated at the head of a cul-de-sac in an elevated position, this attractive semi-detached home enjoys far-reaching views across the surrounding area and out to sea and across Torbay. The property offers well proportioned and versatile accommodation, with three bedrooms, comfortable reception space and a good-sized kitchen.

The elevated position is a particular feature, with sea views enjoyed from the front facing rooms, while the property also benefits from a generous amount of outside space. To the front is off-road parking for two vehicles, together with a patio garden enjoying the open outlook, while the rear garden is arranged over a number of levels with several patio and seating areas, a raised timber deck and sea views across the bay.

Internally, the accommodation includes a well-equipped kitchen, sitting room with open fireplace, separate dining room and three bedrooms, with bedroom one including access to a private rear courtyard. There is also a shower room and separate WC.

The property is conveniently positioned for Paignton town centre and its wide range of shops, cafés, restaurants and everyday amenities, with the bus and railway stations also within easy reach. The area is well connected for exploring the wider South Devon coastline and surrounding towns.

An appealing home combining a cul-de-sac position, excellent sea views, generous gardens and convenient access to the amenities of Paignton. To arrange a viewing, when calling please quote CS1097.








**UPVC double glazed door to:**

**KITCHEN** - 4.78m x 3.15m (15'8" x 10'4")

Coved ceiling with directional spotlights, UPVC double glazed windows to rear and side, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for range style cooker with extractor hood over, space & plumbing for washing machine, space for tumble dryer, space & plumbing for dishwasher, space for upright fridge freezer, tiled floor, door to:

**HALLWAY**

Coved ceiling with light point, smoke detector, doors to:

**SITTING ROOM** - 4.29m x 3.3m (14'1" x 10'10")

Coved ceiling with light point, UPVC double glazed window to front aspect with far reaching views across the area and out to sea, tiled fireplace with open grate fire, radiator with thermostat control, TV connection point.

**DINING ROOM** - 3.91m x 1.98m (12'10" x 6'6")

Coved ceiling with light point, Velux window, radiator with thermostat control, under stairs storage cupboard, door to first floor bedroom, door to:

**BEDROOM ONE** - 4.42m x 3.84m (14'6" x 12'7") Maximum measurements.

Coved ceiling with pendant light point, UPVC double glazed window and door to the rear courtyard, radiator with thermostat control.

**BEDROOM THREE** - 4.09m x 3.33m (13'5" x 10'11")

With sloping ceilings, Velux window with far reaching sea views across the bay, access to under eaves storage.

**BEDROOM TWO** - 3.51m x 2.72m (11'6" x 8'11")

Coved ceiling with directional spotlights, UPVC double glazed window two front aspect with far reaching sea views across the bay, radiator with thermostat control.

**SHOWER ROOM** - 1.93m x 1.65m (6'4" x 5'5")

Coved ceiling with inset spotlights, UPVC obscure glazed window, radiator with thermostat control. Comprising shower cubicle with sliding door and mains fed shower, vanity unit with wash hand basin, cupboard with shelving.

**SEPARATE WC** - 1.8m x 0.91m (5'11" x 3'0")

Pendant light point, UPVC obscure glazed window. Comprising WC, pedestal wash hand basin with tiled splash back, cupboard housing the electric meter and consumer unit.

**OUTSIDE**

***FRONT*** At the front of the property is a parking bay providing off road parking for two vehicles, with a pathway leading to steps which then lead through the front garden and to the front door. The front garden is laid to stone chippings with patio areas and open views across the area and out to sea. To the side is a further patio area with outside lighting, outside tap and access to a small garden store and a courtyard area which is accessed from bedroom one.

***REAR*** To the rear of the property is a tiered garden with several different patio/seating areas, a raised timber deck, garden shed and power for a hot tub. The rear garden enjoys extensive views over the area and sea views across the bay.





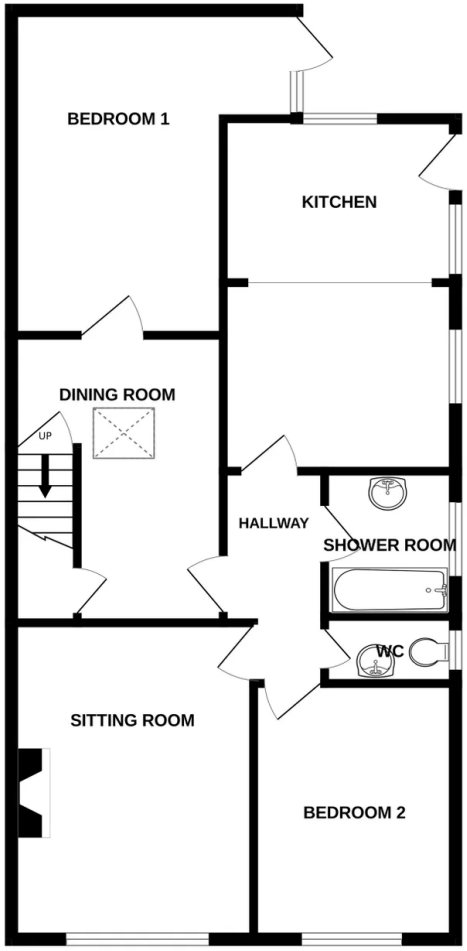




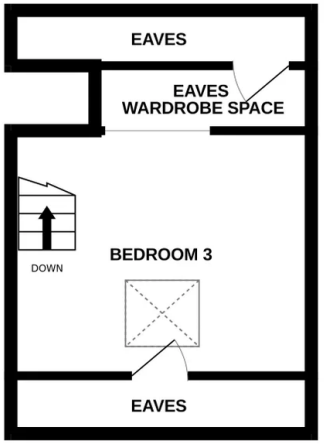




GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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