



Asking Price Of £225,000

The Gurneys,  
Paignton, TQ3 3RJ

A beautifully presented three bedroom end of terraced family home located a short walk from Paignton town. The property comprises of a welcoming entrance hallway, a spacious living room, a large kitchen/diner, three bedrooms, a family bathroom and low maintenance rear gardens. The property is perfectly positioned within easy reach of both primary and secondary schools, an array of supermarkets, bus links, Paignton town and more.





GROUND FLOOR

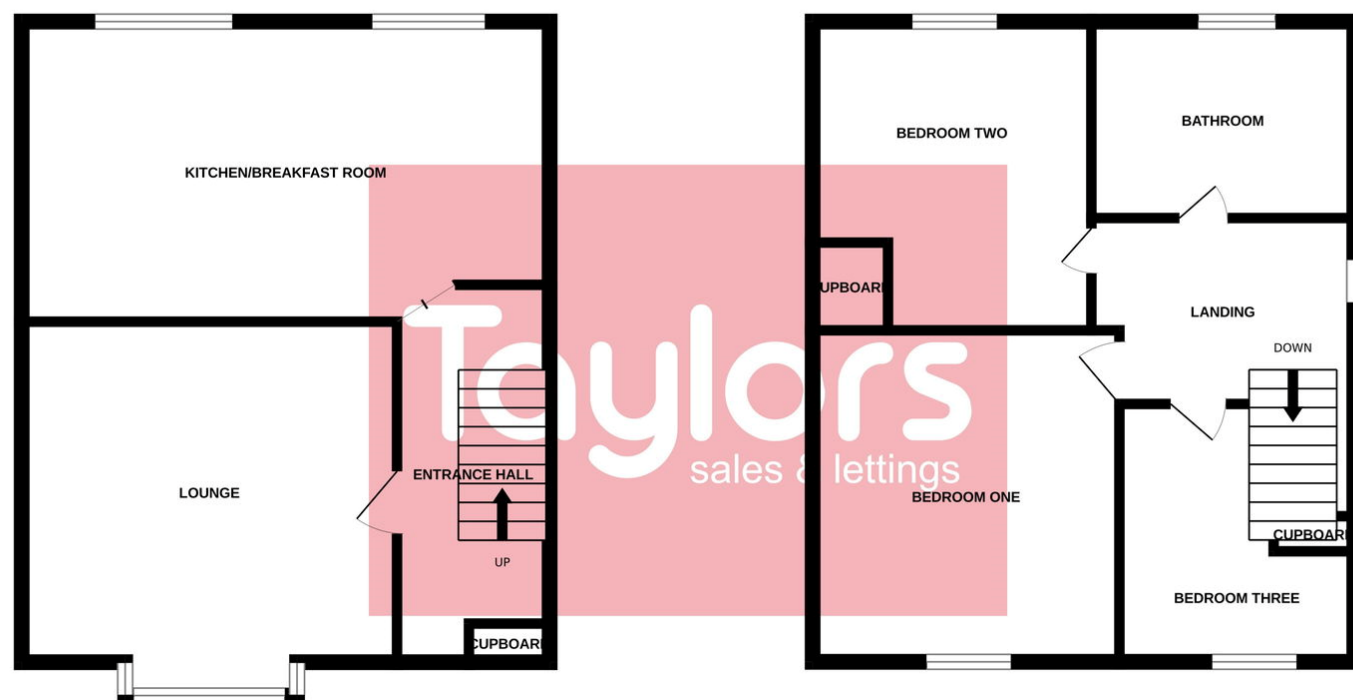
**ENTRANCE** A uPVC double glazed front door opens into a wide and welcoming hallway, featuring overhead lighting, a gas central heated radiator and doors leading to all ground floor rooms. A staircase rises to the first floor and an under stairs storage cupboard.

**KITCHEN / DINER** A well presented and modern kitchen/diner offering an excellent range of wall, base and drawer units with roll edged work surfaces. The kitchen includes a 1½ bowl composite sink and drainer, a range style gas cooker with five ring hob and extractor hood above, integrated dishwasher and space and plumbing for a washing machine, American style fridge freezer and wine fridge.

A sizeable kitchen island with breakfast bar seating makes an ideal casual seating area, as well as ample room for a six seater dining table. The room also benefits from a newly installed Ideal combination boiler, uPVC double glazed window, French doors opening seamlessly onto the rear garden and a gas central heated radiator.

**LIVING ROOM** A bright and generously sized living room positioned at the front of the home. This inviting space features a uPVC double glazed bay window, gas fireplace, TV and internet points, ample room for furnishings, and a gas central heated radiator.

1ST FLOOR



## FIRST FLOOR

**BEDROOM ONE** A spacious master bedroom situated at the front of the home offering generous space for furniture, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** A second well proportioned double bedroom with built in storage, uPVC double glazed window and gas central heated radiator.

**BEDROOM THREE** A versatile single bedroom ideal as a child's room, home office, study or hobby room. Features a uPVC double glazed window and gas central heated radiator.

**BATHROOM** A generous family bathroom comprising a low level WC, pedestal wash hand basin and panelled bath with overhead shower and protective glass screen. Finished with complementary tiling, a uPVC obscure double glazed window and a modern matt grey heated towel rail.

**OUTSIDE** A low maintenance rear garden thoughtfully landscaped with two spacious decking areas perfect for alfresco dining and outdoor entertaining. The remainder is laid to decorative pebbles for easy upkeep. The garden also provides access to a block built workshop complete with lighting and power, along with a side gate and an external water tap.

Address 'The Gurneys, Paignton, TQ3 3RJ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '61 | D'

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