Taylors
sales & lettings

GUIDE PRICE £240,000-£250,000

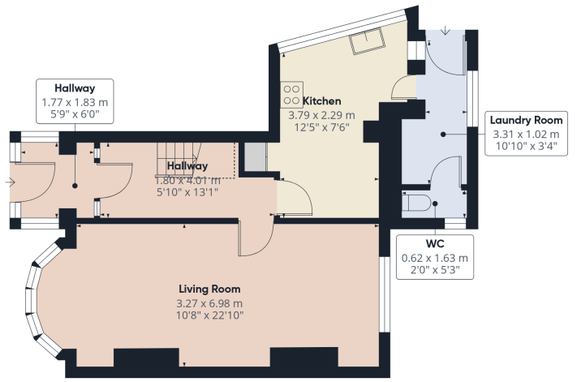
Titchfield Gardens,
Paignton, TQ3 3NT

A three bedroom semi detached home located within a quiet cul-de-sac just less than a mile from Paignton town. The property comprises of an inner porch, a welcoming entrance hallway, a spacious lounge/diner, kitchen, a useful utility room and cloakroom, three bedrooms, sunny gardens and off road parking. The property is ideally situated within easy reach of schools, bus links, shops, the ring road and more. The property is being sold with no onward chain!

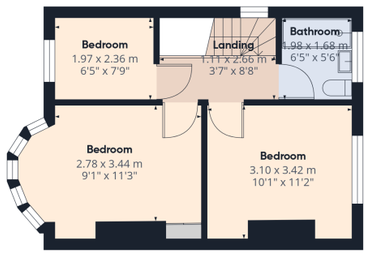
www.taylorsestates.co.uk

info@taylorsestates.co.uk

01803 663561



Floor 0



ENTRANCE PORCH A welcoming entrance porch with a UPVC double glazed front door, UPVC double glazed windows to the side aspect, fitted storage cupboard, wall mounted lighting and a secondary door leading into the hallway.

HALLWAY The entrance hallway features stairs rising to the first floor, doors leading to the adjoining rooms, useful under stair storage, thermostat heating controls and a gas central heating radiator.

LOUNGE/DINER A spacious and light filled lounge/diner offering ample space for a range of furnishings. The room benefits from double aspect UPVC double glazed windows overlooking both the front and rear aspects, together with a gas central heating radiator.

KITCHEN A well equipped kitchen comprising a range of wall mounted, base and drawer units with roll edged work surfaces over. Features include a stainless steel sink and drainer, space for an electric cooker with induction hob, plumbing and space for a dishwasher and fridge/freezer, a UPVC double glazed window and a door leading through to the utility area.

UTILITY ROOM A useful utility space with plumbing and space for both a washing machine and tumble dryer, together with roll edged work surfaces and overhead storage units. A UPVC double glazed window provides natural light, while a UPVC double glazed door leads directly out to the rear garden.

CLOAKROOM A useful ground floor cloakroom comprising a low level flush WC and a UPVC obscure double glazed window.

FIRST FLOOR

BEDROOM ONE A generously proportioned master bedroom situated to the front aspect of the property, offering ample space for furnishings and benefiting from fitted wardrobes, a UPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A second well proportioned double bedroom overlooking the rear gardens, with a UPVC double glazed window and gas central heating radiator.

BEDROOM THREE A good sized single bedroom, ideally suited to a child’s bedroom or home study. The room benefits from a UPVC double glazed window and gas central heating radiator.

SHOWER ROOM A three piece suite comprising a low level flush WC, vanity wash hand basin with storage beneath and a walk in double shower. The room features tiled walls, a UPVC obscure double glazed window and a gas central heating radiator.

OUTSIDE

REAR GARDEN A spacious rear garden featuring a patio area accessed directly from the kitchen and utility room, providing an ideal space for alfresco dining and outdoor entertaining. A lawned area is complemented by a variety of mature shrubs and plants, together with a timber built shed and access to the shared driveway.

PARKING Driveway parking for one vehicle is provided via a shared access driveway.

Address ‘Titchfield Gardens, Paignton, TQ3 3NT

Tenure ‘’Freehold’

Council Tax Band ‘B’

EPC Rating ‘TBC’

Taylors Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ