



Ashburn Walk, Paignton, TQ4 7LX

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£299,950 Freehold



Situated within a quiet cul-de-sac in a popular residential area of Paignton, a **DETACHED THREE BEDROOM FAMILY HOME** offering well-proportioned accommodation, generous outside space and excellent everyday convenience. For sale with **NO ONWARD CHAIN**.

The property is ideally positioned for families and those seeking a peaceful setting while remaining close to a range of local amenities, well-regarded schools and transport links. The house is approached via a landscaped front garden and a generous driveway providing ample off-road parking, together with a single garage situated to the side of the house. To the rear is an enclosed garden, providing a private and versatile outdoor space ideal for relaxing, entertaining or family use.

On entering, the hallway provides access to the principal ground-floor rooms, with staircase rising to the first floor, useful understairs storage cupboard and a convenient cloakroom/W.C.

The spacious dual-aspect lounge/dining room is a particular feature of the home, enjoying an excellent level of natural light from a large window to the front and a patio door opening directly onto the rear garden. This versatile room provides an ideal space for both comfortable everyday living and dining.

The kitchen leads from the dining area and is fitted with modern shaker-style units complemented by wood-effect worktops, stainless-steel sink and drainer and modern tiled splashbacks. There is a freestanding electric oven with cooker hood over, and additional space for further appliances. A wall-mounted Baxi boiler is also located within the kitchen, which benefits from a window and external door providing access to the rear garden.

To the first floor are three generous bedrooms, offering comfortable accommodation for a growing family, guests or those requiring additional home-working space. Completing the upper floor is the family bathroom/W.C.

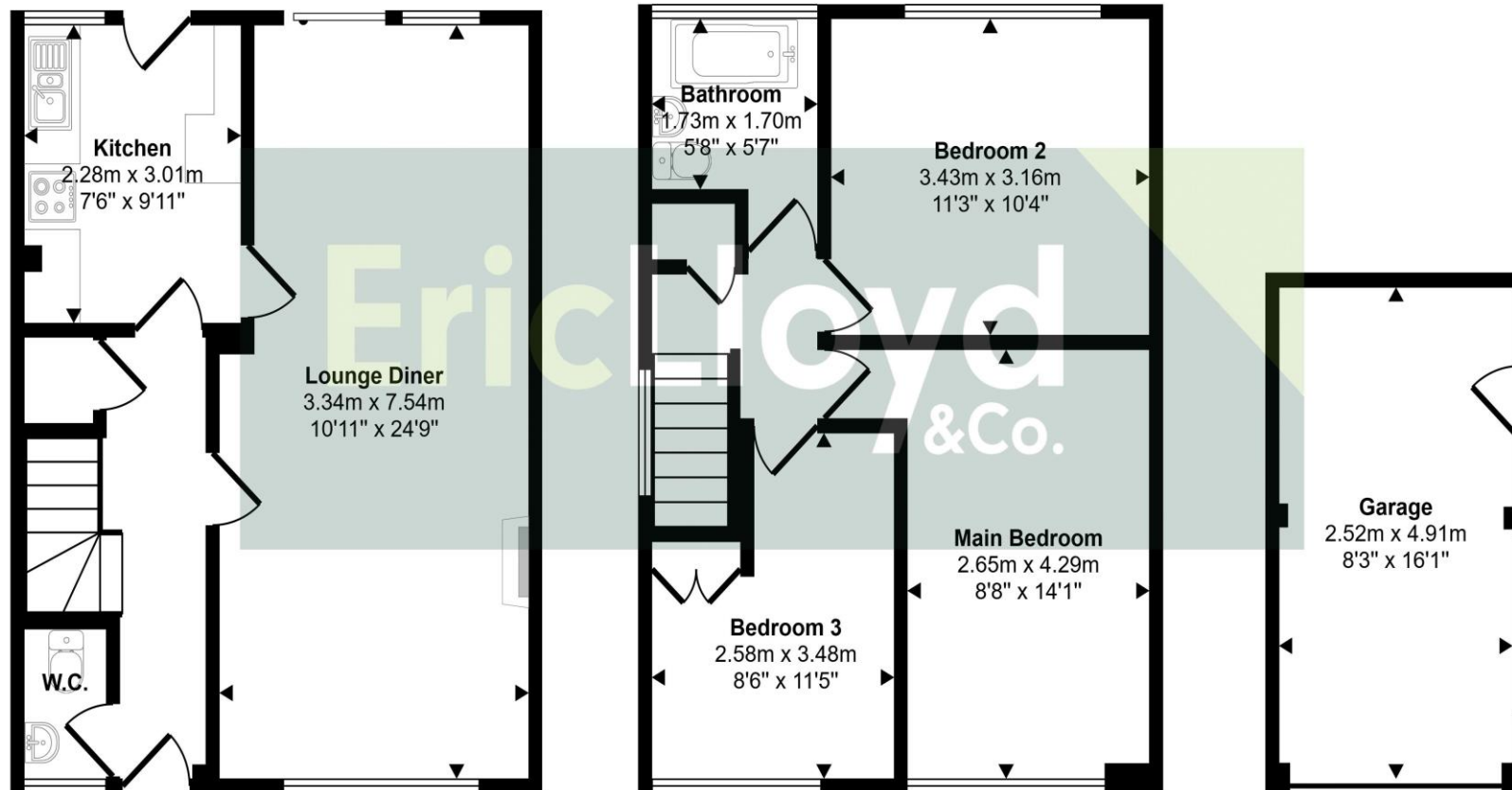
The house benefits from gas fired central heating and double glazed windows and doors, some of which have been replaced this year.

Ashburn Walk is particularly well placed for local amenities, with Cherry Brook Square close by, providing a useful selection of everyday facilities including shops, a pharmacy and doctor and dental surgeries. The area also benefits from access to highly regarded local schools, making this an appealing location for families.

Overall, this home offers a desirable combination of peaceful cul-de-sac living, generous parking and garage facilities, enclosed gardens and well-proportioned family accommodation, all within convenient reach of the amenities and services of Paignton.



Approx Gross Internal Area
94 sq m / 1010 sq ft

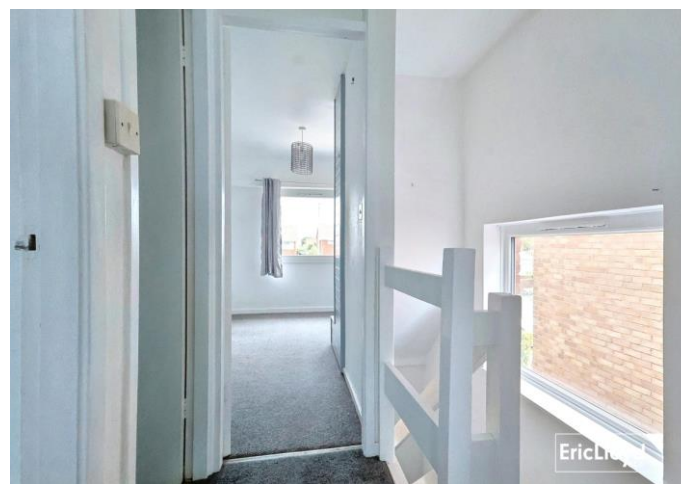


Ground Floor
Approx 41 sq m / 438 sq ft

First Floor
Approx 41 sq m / 438 sq ft

Garage
Approx 12 sq m / 133 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 Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 84% / THREE 81% / VODAPHONE 75% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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