



Guide Price £250,000 - £260,000

Westleat Avenue, Paignton, TQ3 3UL

A spacious three bedroom semi detached home located within a quiet cul-de-sac. The property comprises of a welcoming inner porch that leads through to the entrance hallway, a spacious living room, a large kitchen/diner, a useful utility room, three bedrooms, a family bathroom, separate WC, sunny rear gardens, garage and parking. There is also a store room under the garage. The home is conveniently located within easy reach of schools, Primley woods, bus links, an array of supermarkets and more.



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance porch, complete with overhead lighting and a secondary internal door leading into the main hallway.

HALLWAY An inviting entrance hallway offering access to all principal rooms. Features include a substantial built in storage cupboard, overhead lighting and a gas central heating radiator.

LIVING ROOM Bright and generously proportioned, the living room overlooks the beautifully maintained rear garden. Includes uPVC double glazed windows, TV and internet points and a gas central heating radiator.

KITCHEN / DINER An open plan kitchen and dining area, thoughtfully designed for modern living. The kitchen features a comprehensive range of wall, base and drawer units with roll edged work surfaces, a 1 1/2 bowl stainless steel sink and drainer, an integrated eye level electric oven with grill, and a four ring induction hob with extractor above. Additional highlights include an integral dishwasher, a deep larder cupboard, and space and plumbing for a washing machine and fridge freezer. There is ample room for a 6 seater dining table, with uPVC double glazed windows to both the front and rear aspects and a gas central heating radiator.

UTILITY ROOM A generously sized utility space with built in shelving and plumbing for both a washing machine and dryer. Dual access is provided via uPVC double glazed doors to both the front and rear of the property.

FIRST FLOOR

BEDROOM ONE A well proportioned master bedroom with views over the rear garden. Benefits include a uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A spacious second double bedroom, also positioned to the rear of the property. Includes a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A versatile third double bedroom overlooking the rear garden, perfect for use as a bedroom, home office, or study. Features a uPVC double glazed window and gas central heating radiator.

BATHROOM A well appointed bathroom fitted with a panelled bath and shower over, pedestal wash hand basin, tiled walls, a uPVC double glazed window and a chrome heated towel rail.

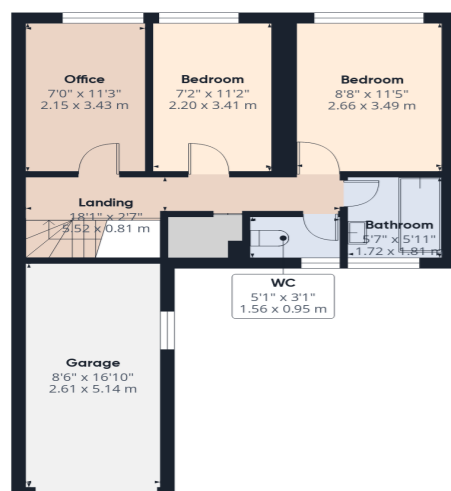
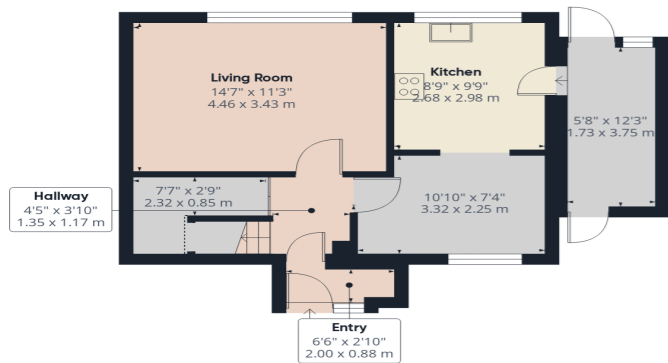
CLOAKROOM A convenient separate cloakroom comprising a low level flush WC and an obscure uPVC double glazed window.

OUTSIDE

REAR GARDEN A sun soaked rear garden featuring a large paved patio, ideal for alfresco dining and entertaining. The remainder of the garden is laid to lawn and bordered by a variety of mature plants and shrubs.

GARAGE A secure single garage with a metal up and over door, overhead lighting and power supply. There is also a store room under the garage.

PARKING Off road parking to the front of the property.



Address 'Westleat Avenue, Paignton, TQ3 3UL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '48 | E'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by