



**Taylors**  
sales & lettings

GUIDE PRICE OF £475,000 - £500,000

Elmsleigh Park,  
Paignton, TQ4 5AT

A five bedroom recently redecorated throughout, semi detached period property located in the desirable tree lined road of Elmsleigh Park, just outside of Paignton town centre. The home comprises of a wide inner porch way, a grand and welcoming entrance hallway, an exceptionally large living room, a spacious dining room, a modern kitchen, a utility room, a downstairs cloakroom, a sizeable sun room, conservatory, five double bedrooms with bedroom five being en-suite, a large four piece suite family bathroom, off road parking for up to 3 vehicles and a south east facing rear garden. The owners have preserved many of the houses stunning original features such as the high ceilings, the arcotraving, picture and dado rails, original doors and much more. The property is very closely located to Paignton seafront and harbour, Paignton town, bus and train links, shops, schools and much more.



**ENTRANCE PORCH** A uPVC double glazed front door opening into a welcoming inner porch way with uPVC double glazing to the side aspects, original tiled flooring and a secondary door opening into:-

**ENTRANCE HALLWAY** A wide and welcoming entrance hallway with wonderful high ceilings, doors leading to the adjoining rooms, stairs rising to first floor, an understairs storage cupboard, picture rails, uPVC double glazed window and a gas central heated radiator.

**LOUNGE** - 5.47m x 4.7m (17'11" x 15'5") An incredibly large and light filled living room with space for an abundance of furniture, high ceilings, an original open fireplace with tile surround and hearth, coving and picture rails, uPVC double glazed bay windows and a gas central heated radiator.

**KITCHEN** - 3.68m x 3.67m (12'0" x 12'0") A modern kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl porcelain sink and drainer unit, a range style cooker with a five ring gas hob. Space and plumbing for a dishwasher and fridge freezer, complimentary tile backsplash, uPVC double glazed window and a door leading into:-

**DINING ROOM** - 5.29m x 3.52m (17'4" x 11'6") A great sized dining room off of the kitchen perfect for entertaining. Space for a 8 seater dining table, a feature fireplace, storage cupboard, uPVC double glazed French doors leading into the conservatory and a gas central heated radiator.

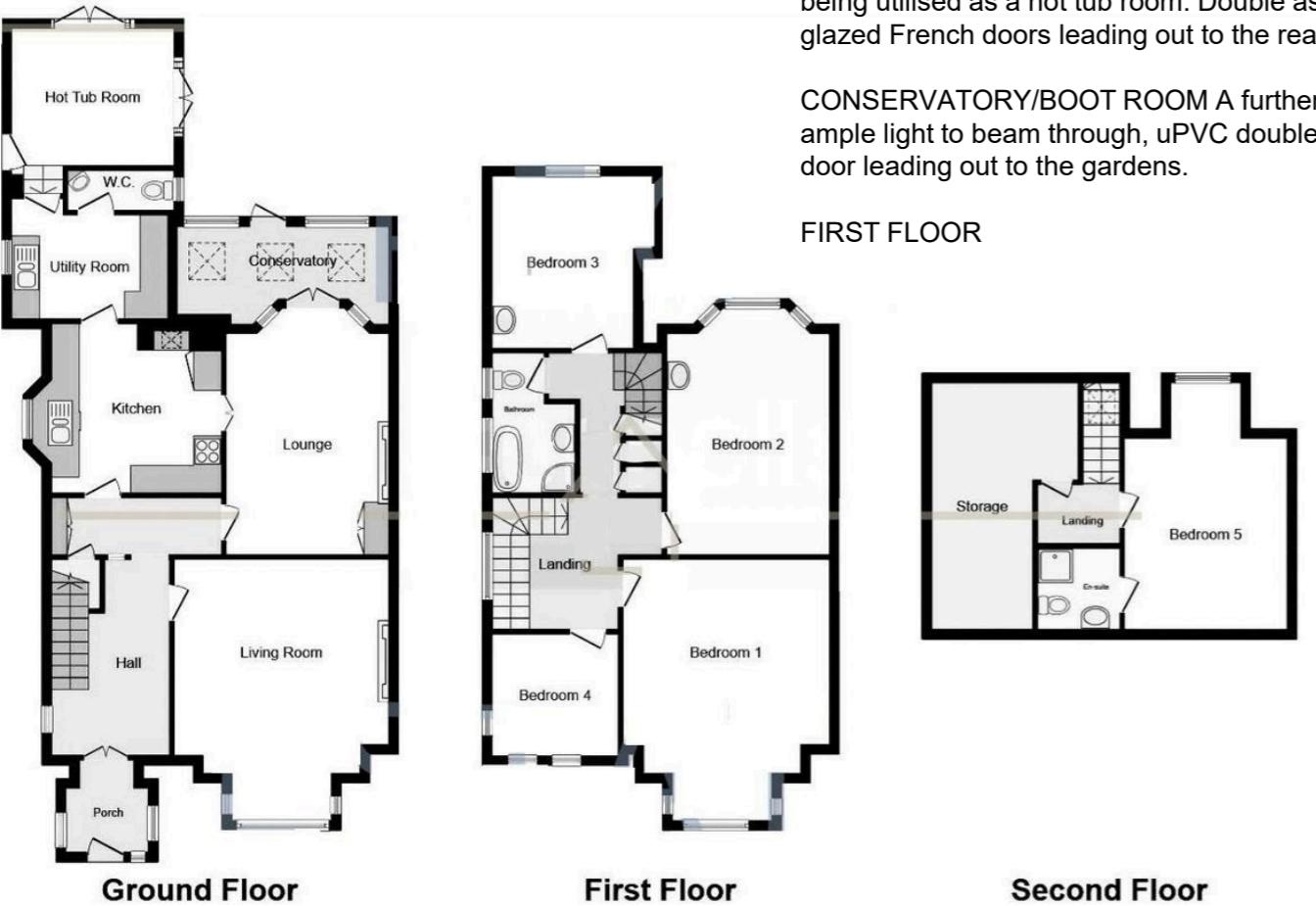
**UTILITY ROOM** - 3.36m x 1.97m (11'0" x 6'5") A sizeable utility room with a range of overhead and base units with roll edged work surfaces above. Space and plumbing for a washing machine, dryer and fridge freezer. A 1 1/2 bowl porcelain sink and drainer unit, a wall mounted boiler and a gas central heated radiator.

**CLOAKROOM** A low level flush WC and a wall mounted wash hand basin.

**SUN ROOM** - 3.57m x 3.35m (11'8" x 10'11") A brilliantly spacious sun room currently being utilised as a hot tub room. Double aspect uPVC double glazing and uPVC double glazed French doors leading out to the rear gardens.

**CONSERVATORY/BOOT ROOM** A further sitting area with Velux skylights allowing ample light to beam through, uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.

#### FIRST FLOOR



**BEDROOM ONE** - 5.37m x 4.27m (17'7" x 14'0") A spectacularly large master bedroom to the front aspect of the property offering space for an abundance of furniture. A uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM TWO** - 4.6m x 5.46m (15'1" x 11'83") A further large double bedroom overlooking the rear gardens, currently being utilised as a games room. A vanity wash hand basin with fitted storage below, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.84m x 3.46m (12'7" x 11'4") A generously sized double bedroom. uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** - 3.48m x 4.55m (10'17" x 8'83") A great sized double bedroom that could alternatively make an ideal office/study/hobby room etc. double aspect uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A spacious family bathroom comprising a four piece suite of a low level flush WC, a wall mounted wash hand basin, a bath unit and a walk in double shower unit. Tiled walls, two uPVC obscure double glazed windows and a gas central heated radiator.

#### SECOND FLOOR

**BEDROOM FIVE** - 5.52m x 3.5m (18'1" x 11'5") A brilliantly spacious fifth double bedroom with ample room overlooking the rear gardens. A feature cast iron fireplace, uPVC double glazed window and a gas central heated radiator. Door leading into:-

**EN-SUITE** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in shower unit.

**OUTSIDE** A beautifully landscaped rear garden featuring an expansive decking area perfect for alfresco dining and entertaining stepping down to a generous lawned area, ideal for family enjoyment and outdoor relaxation.

**PARKING** Off road parking for up to 3 vehicles on a concrete laid driveway.

**AGENTS NOTE** There is 4kw solar panels that are owned by the property.

**Address** 'Elmsleigh Park, Paignton, TQ4 5AT'

**Tenure** 'Freehold'

**Council Tax Band** 'E'

**EPC Rating** '64 | D'

**Taylors Estate Agents**  
256 Torquay Road  
Paignton  
TQ3 2EZ