



Guide Price £220,000 - £230,000

York Road, Paignton,  
TQ4 5NN

A well presented three bedroom family home located just a mile from Paignton town. The home comprises of a welcoming entrance hallway, a light filled living room, a spacious dining room, a sizeable kitchen, a large utility with WC, three bedrooms, a shower room and sunny rear gardens. The home is perfectly positioned within a short walk of shops, both primary and secondary schools, Paignton town, both Paignton bus and train station, as well as much more.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entranceway, complete with overhead lighting and tiled flooring. A secondary internal door leads through to the main hallway.

**LIVING ROOM** A bright and generously proportioned living room positioned at the front of the property, featuring built in storage within the alcoves, a stylish electric feature fireplace, a uPVC double glazed bay window and a gas central heating radiator.

**DINING ROOM** An impressively spacious dining room, perfect for family gatherings and entertaining. The room benefits from built in alcove storage, a useful under stairs cupboard, a uPVC double glazed window, and a gas central heating radiator.

**KITCHEN** A well sized kitchen fitted with a range of wall, base, and drawer units complemented by roll edged work surfaces. Features include a stainless steel 1 bowl sink with drainer, a gas cooker with four ring hob, breakfast bar seating, space for a fridge freezer, tiled splashbacks, a uPVC double glazed window, and a pantry cupboard. A door provides access to the utility area.

**UTILITY ROOM** An exceptionally large and practical utility space, offering additional wall and base units with work surfaces over. There is space and plumbing for both a washing machine and dryer, along with a convenient WC. a uPVC double glazed door providing direct access to the rear garden.

#### FIRST FLOOR

**BEDROOM ONE** An exceptionally spacious principal bedroom located at the front of the property, boasting space for ample furniture, featuring two uPVC double glazed windows allowing for an abundance of natural light and a gas central heating radiator.

**BEDROOM TWO** A generously sized double bedroom overlooking the rear aspect, complete with a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A well proportioned single bedroom, ideal as a child's room, home office, or study, with a uPVC double glazed window and gas central heating radiator.

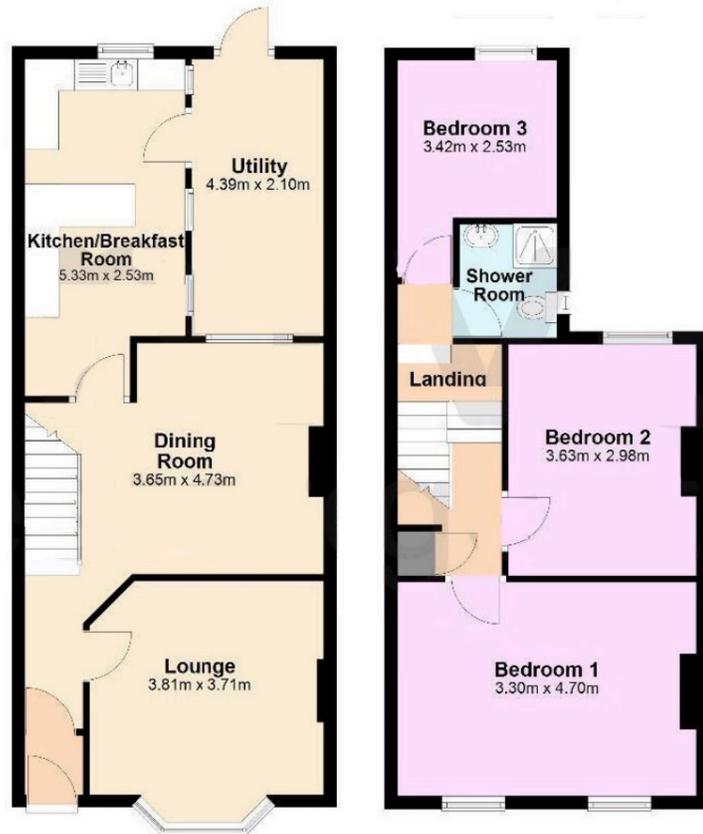
**SHOWER ROOM** A modern three piece suite comprising a low level WC, vanity wash hand basin with storage beneath, and a shower enclosure. Finished with tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

**OUTSIDE** The property boasts a sun filled, south east facing rear garden, predominantly laid with patio slabs for ease of maintenance, perfect for alfresco dining. The garden also features a block built storage shed, mature shrubs and planting and gated access to a rear lane.



Ground Floor

First Floor



Address 'York Road, Paignton, TQ4 5NN'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '59 | D'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ