



Guide Price £250,000 - £265,000

Great Tree View,
Paignton, TQ4 7HT

A three bedroom semi detached family home located within the popular white rock development of Paignton. The property comprises of a welcoming entrance hall, a useful downstairs cloakroom, a spacious living room, a modern kitchen/diner, three bedrooms with the master being en-suite, a further family bathroom, garage, off road parking and sunny rear gardens. The home is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links, parks and more. The house is being sold with no onward chain!



ENTRANCE A double glazed composite front door opens into a bright and inviting hallway, giving access to the ground floor rooms as well as a useful cloakroom. The space is fitted with a gas central heating radiator.

CLOAKROOM Conveniently located on the ground floor, the cloakroom includes a WC and a pedestal wash basin. There is an obscured uPVC double glazed window, along with a fuse box and a radiator.

LIVING ROOM Situated at the front of the home, this spacious living area offers flexibility for a range of furniture. It features TV and broadband connections, stairs leading to the first floor, a handy storage cupboard beneath the stairs, a uPVC double glazed window and a radiator.

KITCHEN / DINING AREA This functional and modern kitchen/diner is fitted with an extensive selection of wall and base and drawer units, along with worktops. It includes a stainless steel sink with drainer, an electric oven with grill, a four burner gas hob with extractor hood, and an integrated fridge freezer. There is additional space and plumbing for both a washing machine and dishwasher, as well as a large built in pantry cupboard. The dining area comfortably accommodates a 6 seater table. A uPVC double glazed window and French doors provide access to the rear garden, and there is a gas central radiator.

BEDROOM ONE A well sized main bedroom located at the front of the property, featuring a built in wardrobe and an additional storage cupboard housing the hot water tank. A uPVC double glazed window and radiator. The room benefits from direct access to an en-suite shower room.

EN-SUITE The en-suite is fitted with a WC, pedestal wash basin, and a corner shower enclosure. The walls are tiled, and additional features include a shaver point, an obscured uPVC double glazed window, and a radiator.

BEDROOM TWO A good sized double bedroom positioned at the rear, overlooking the garden. It includes a uPVC double glazed window and a radiator.

BEDROOM THREE A comfortable single bedroom with views over the rear garden, suitable as a child's room, office, or study. It also has a uPVC double glazed window and radiator.

BATHROOM The family bathroom is generously proportioned and includes a WC, wall mounted wash basin, and a panelled bath with overhead shower and glass screen. The room is partially tiled and also features an extractor fan and radiator.

OUTSIDE

REAR GARDEN The south west facing garden has been designed for ease of upkeep. It includes a patio area directly accessible from the kitchen/diner, a decked seating area ideal for outdoor dining, and sizeable lawn.

GARAGE A spacious garage fitted with an up and over metal door, offering plenty of storage space. It is equipped with lighting, power sockets, and a courtesy door leading to the garden.

PARKING Off road parking is available at the front of the property with a driveway leading to the garage.



Ground Floor



First Floor

Address 'Great Tree View, Paignton, TQ4 7HT'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '83 | B'

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