

**Taylor's**  
sales & lettings

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Asking Price Of £190,000

**Climsland Road,  
Paignton,  
TQ4 5LY**

A three bedroom end of terraced home located within the popular area of St. Michaels, Paignton. The property is wonderfully presented throughout and boasts ample space with a welcoming hallway, a spacious living room, a modern kitchen/diner, a utility room, a downstairs WC, three bedrooms, a large family bathroom and a low maintenance rear courtyard garden. The home is positioned within close proximity to an array of amenities such as schools, Paignton town, Paignton beach, supermarkets, bus and train station and more. The property would make a perfect first home or investment.



**ENTRANCE HALLWAY** A uPVC double glazed front door opening into the inner porchway with tiled flooring and a secondary door opening into the welcoming entrance hallway, stairs rising to the first floor, doors leading to the adjoining rooms, overhead lighting and a gas central heated radiator.

**LIVING ROOM** - 4.06m x 3.56m (13'4" x 11'8") A wonderfully bright and spacious living room with space for ample furniture. Tv and internet points, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** - 4.11m x 2.92m (13'6" x 9'7") A modern kitchen/diner with a range of overhead, base and drawer shaker style units with laminate square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with a four ring gas hob and extractor hood above. An integrated dishwasher and fridge, space for a 4 seater dining table. uPVC double glazed door leading out to the rear courtyard and a gas central heated radiator.

**UTILITY** - 2.16m x 1.85m (7'1" x 6'1") Space and plumbing for a washing machine, under counter and overhead units with roll edged work surfaces above and a uPVC double glazed window and gas central heated radiator. Door leading into:-

**CLOAKROOM** A low level flush WC and a wall mounted wash hand basin, ideal combination boiler and a uPVC obscure double glazed window.

## FIRST FLOOR

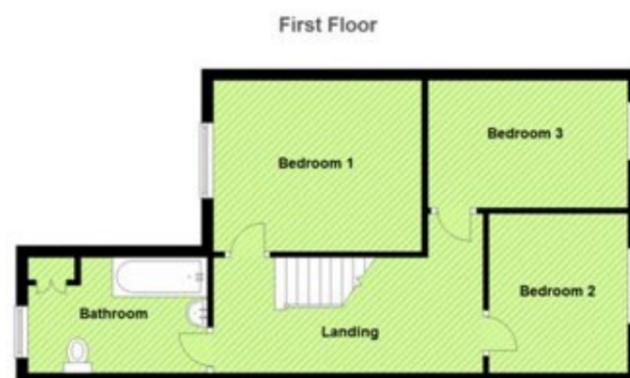
**BEDROOM ONE** - 3.71m x 2.92m (12'2" x 9'7") A great sized master bedroom to the rear aspect of the property. uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.23m x 2.51m (10'7" x 8'3") A generously sized double bedroom this time to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.48m x 2.31m (11'5" x 7'7") uPVC double glazed window and a gas central heated radiator.

**BATHROOM** An incredibly spacious family bathroom with a three piece suite boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. A deep fitted airing cupboard, two uPVC obscure double glazed windows and a gas central heated radiator.

**OUTSIDE** An easy to maintain rear courtyard that boasts a sizeable patio area and deck perfect for outdoor dining and entertaining.



Address: Climsland Road,  
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Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'D'

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