

CHRISTOPHER SCALES  
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**Flora Close, Paignton, TQ4 7UZ**

**Offers Over £245,000**

This beautifully presented two-bedroom semi-detached home, built in 2024, offers modern living with the benefit of two allocated parking spaces and an EV charger.

Upon entering, a welcoming entrance hall leads through to the bright and airy open-plan kitchen/diner and sitting room. The well-appointed kitchen area features integrated appliances and a practical breakfast bar, while the sitting room opens directly onto the rear garden via double doors. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the first floor landing provides access to two comfortable bedrooms. The main bedroom benefits from a built-in wardrobe and an over-stairs storage cupboard, offering ample space. A modern bathroom/WC serves both bedrooms and includes a bath with a shower over. The property also benefits from an air source heat pump, ensuring efficient heating.

Outside, the low-maintenance rear garden, accessed from the sitting room, combines paving slabs and artificial grass, enclosed by a timber fence, providing an inviting outdoor space. There is also gated side access, an outside power point, tap, and a timber garden shed. The front of the property features a low-maintenance garden laid to stone chippings with planted shrubs.

An internal viewing is highly recommended to fully appreciate all that this contemporary home has to offer, and which is also being offered for sale with no onward chain.

**THE ACCOMMODATION COMPRISES,** Canopied entrance with composite door with obscure glazed sets to:

**ENTRANCE HALL** - 1.6m x 1.55m (5'3" x 5'1") Maximum measurements. Pendant light point, smoke detector, radiator with thermostat control, doors to:

**OPEN PLAN KITCHEN/DINER & SITTING ROOM** - 7.54m x 3.86m (24'9" x 12'8") Maximum measurements.

**KITCHEN AREA** Inset spotlights, smoke detector, extractor fan, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, matching wall cabinet cabinets, integral fridge and freezer, integral washing machine, built-in electric oven, radiator, breakfast bar with pendant light points over.

**SITTING ROOM** Pendant light point, UPVC double doors opening onto the rear garden, radiator, TV connection point, telephone point.

**GROUND FLOOR WC** - 1.6m x 0.97m (5'3" x 3'2") Light point, WC, pedestal wash hand basin.





**FIRST FLOOR LANDING** Pendant light point, smoke detector, doors to:

**BEDROOM ONE** - 3.84m x 3m (12'7" x 9'10") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, built-in wardrobe with hanging rails and light point, over stairs storage cupboard.

**BEDROOM TWO** - 3.91m x 2.16m (12'10" x 7'1") Maximum measurements. Pendant light point, UPVC double glazed windows to front aspect, radiator with thermostat control, airing cupboard housing the hot water cylinder.

**BATHROOM/WC** - 2.16m x 1.78m (7'1" x 5'10") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over, pedestal wash hand basin with tiled splash, WC, heated towel rail.

### OUTSIDE

**FRONT** At the front of the property is a low maintenance garden, laid to stone chippings, planted with shrubs and with a paved path to the front door.

**REAR** Accessed from the sitting room is a low maintenance rear garden, laid to paving slabs and artificial grass, enclosed by timber fence with a gated side access, outside power point, outside tap and a timber garden shed.

### USEFUL INFORMATION

Tenure – Freehold

Age - 2024

Heating - Air source heat pump

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

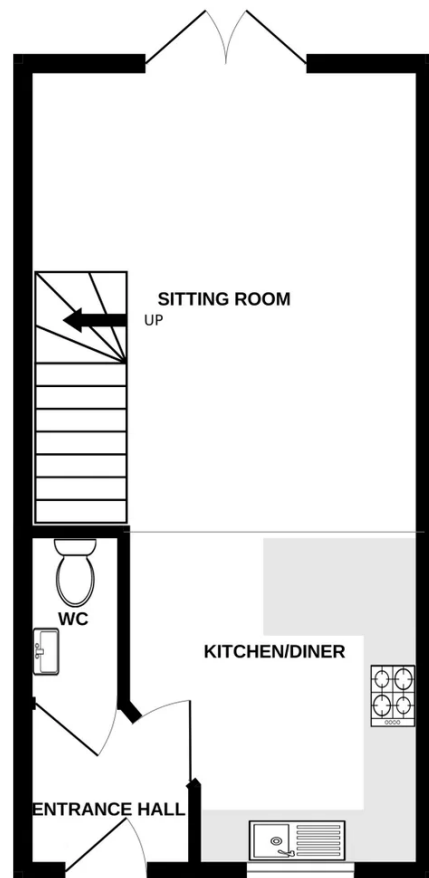
EPC Rating - C/78 potential - B/91

Broadband - To be confirmed

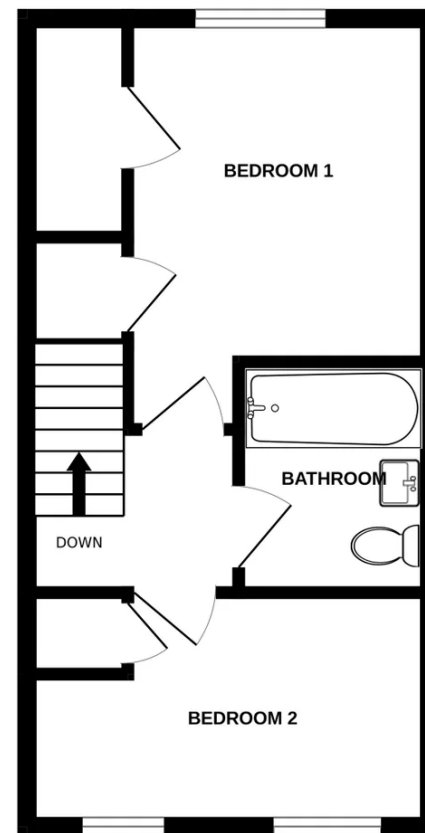
Mobile - To be confirmed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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