

## Lower Polsham Road, Paignton, TQ3 2AU



This charming, Grade II listed, **TWO BEDROOM COTTAGE** which we are informed is believed to date back to the mid 1800's, forming part of Paignton's long and interesting history.

The cottage has much character, the surprisingly spacious and well presented accommodation inside offers good size fully fitted kitchen with integral appliances, lounge/dining room, rear lobby space and a ground floor bathroom/w.c. On the first floor there are two bedrooms, one having fitted wardrobes. Gas fired central heating is installed by way of a combination boiler which was replaced in 2022.

To the rear of the property there is a delightful paved, cottage style garden which has an all-important rear access path.

The cottage is perfectly placed in the heart of Paignton, yet is within easy reach and a level walk to the seafront, pier and harbour as well as the town centre with its array of shops and main railway station.

**£174,950 Freehold**

Wooden entrance door to:

### ENTRANCE VESTIBULE.

Spaces for coats etc. Single glazed screen and door to:

### LOUNGE/DINING ROOM. 15' 3" x 8' 10" (4.64m x 2.69m) increasing to 11' 5"

Single glazed window to front. Radiator. Laminate flooring. Fire surround with fitted coal effect gas fire. Understairs cupboard with storage space and electric meter. Staircase to the first floor. 10 pane glazed door to:

### KITCHEN. 9' 0" x 10' 4" (2.74m x 3.15m)

Fitted with a good range of modern cream faced wall and base units with roll edge working surfaces and matching splashbacks. Inset acrylic one and a half bowl sink and drainer with mixer tap over. Built in electric oven with four burner gas hob and cooker hood over. Integral fridge and freezer. Cupboard housing Worcester combination boiler (installed December 2022). Tiled floor. Loft access hatch to loft storage. Radiator. Window to rear. Half glazed door opens to:

### REAR LOBBY.

Single glazed window and door to the rear garden. Tiled flooring continuing. Radiator. Fitted shelving.

### GROUND FLOOR BATHROOM/W.C.

Comprising white suite of panelled bath with mixer tap and shower over. Pedestal wash basin and close coupled W.C. Tiled surrounds. Plumbing/space for washing machine. Radiator. Loft hatch. Two single glazed windows. Sun Tunnel.

### FIRST FLOOR.

#### BEDROOM 1. 11' 6" x 7' 3" (3.50m x 2.21m)

#### approx.

Single glazed window to front. Radiator. Loft access hatch to boarded loft space. Built in double wardrobes with cupboards over and dressing table recess.

#### BEDROOM 2. 11' 6" x 8' 3" (3.50m x 2.51m)

#### reducing

Single glazed window to rear. Radiator. Built in linen cupboard. Vanity cupboard with inset sink.

### REAR GARDEN.

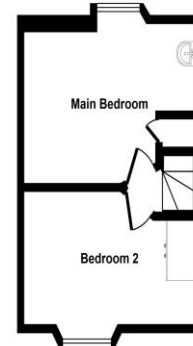
A pretty, cottage style rear garden which has been attractively paved. There is a raised flowerbed having assorted shrubs and plants and ample space for seating/dining. The garden benefits from a sunny aspect and has an all-important rear access path.

### NOTE:

The cottage is connected to all mains services.

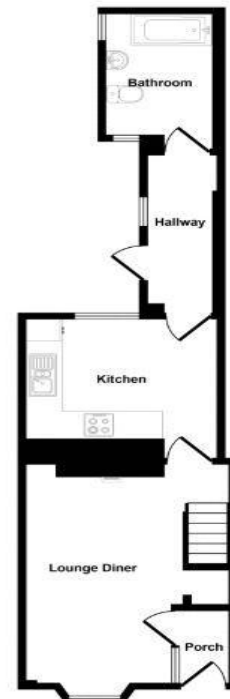
The ofcom website indicates that standard, superfast and ultrafast broadband is available in the area. Please check with your mobile provider about mobile coverage.

**COUNCIL TAX BAND: A EPC RATING: EXEMPT**



First Floor  
Approx 18 sq m / 194 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor  
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref C0005586 Written by: R.C