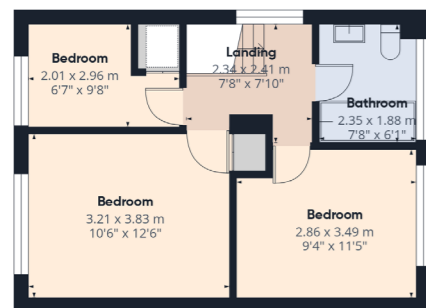
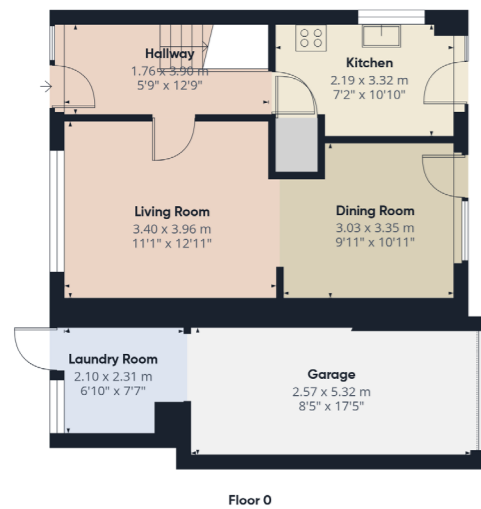




Guide Price Of £250,000 - £265,000

Roselands Drive, Roselands, Paignton,
TQ4 7RW

A three bedroom semi detached house, situated on the popular Roselands estate, served by local shops, schools and bus services. The property has been well maintained offering good sized family accommodation. Benefits include uPVC double glazing, gas central heating and general good decor. Outside are landscaped gardens and driveway to garage. The accommodation comprises;-



uPVC front entrance door with privacy glass and matching window to side to:-

ENTRANCE HALL 13' 0" x 5' 10" (3.96m x 1.78m) Smoke detector. Timber flooring. Radiator. Stairs and hand rail to first floor. Understairs storage cupboard with electric meter, gas meter.

LOUNGE 12' 6" x 11' 1" (3.81m x 3.38m) Timber flooring. Large uPVC double glazed window to front aspect with radiator under.

DINING ROOM 11' 0" x 10' 0" (3.35m x 3.05m) Continuity of flooring. uPVC double glazed tilt'n'turn door opening and giving access to the rear garden. Radiator.

KITCHEN 12' 0" x 7' 1" (3.66m x 2.16m) Roll edge granite effect work surfaces to two walls with range of high gloss white fronted drawers, cupboards under. Range of matching wall mounted units over. Single drainer sink unit with mixer tap over. uPVC double glazed window to side. Recess gas cooker point, contemporary illuminated extractor over. Space for upright fridge/freezer. Recess, plumbing for dishwasher. Built-in deep recessed cupboard with shelving. uPVC double glazed door and window to side opening and giving access to and overlooking the rear garden. Ceramic tiled floor and electrical under floor heating.

FIRST FLOOR LANDING Access to roof space. uPVC double glazed window to side.

BEDROOM 1 12' 08" x 10' 05" (3.86m x 3.18m) Radiator under uPVC double glazed window to front aspect. Built-in airing cupboard with slatted shelving.

BEDROOM 2 11' 07" x 9' 05" (3.53m x 2.87m) Further double bedroom with radiator. uPVC double glazed window overlooking the rear garden.

BEDROOM 3 9' 8" x 6' 6" including wardrobe (2.95m x 1.98m) Radiator. uPVC double glazed window to front aspect. Built-in cupboard over stair head with hanging space and light point.

BATHROOM 7' 07" x 6' 01" (2.31m x 1.85m) Panelled bath with mixer tap, tiled surrounds, circular shower head with rinsing shower and mixer tap, bi-folding shower screen. Vanity style wash hand basin with inset granite work top with white high gloss drawers, cupboards under and further range of matching wall mounted units. Close coupled W.C. Heated chrome towel rail. uPVC double glazed window to rear.

OUTSIDE Driveway to:-

GARAGE & UTILITY AREA 17' 1" x 7' 10" (5.21m x 2.39m) Attached to the property with flat roof, concrete floor, brick construction, light and power connected opening to a further area measuring 8' x 6'10" currently utilised as a utility area. Plumbing for washing machine. Personal door to rear.

AGENTS NOTE: Access through the garage to the rear garden if required.

FRONT Lawn inclined to the front of the property. Outside lantern.

REAR Adjacent to the property is a level patio being an ideal place to dine 'Al Fresco'. Outside water tap. Five steps lead up to brick paved terrace with raised flower bed, rockery, further steps lead up to a gravelled pathway with further terrace laid to lawn. The garden is enclosed by close board fencing.

Address 'Roselands Drive, Roselands, Paignton, TQ4 7RW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '68 | D'

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