

CHRISTOPHER SCALES

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Tower Road, Paignton

£179,950

In a convenient central location this period home requires modernisation and offers spacious accommodation arranged over two floors.

The property is situated in a tucked away road yet within minutes walk of local shops, amenities and Paignton town centre. Approached through the front courtyard, an entrance porch leads to the ground floor accommodation which comprises a hallway with part decorative tiled flooring, sitting room with bay window, dining room, kitchen/breakfast room and a bathroom/WC. On the first floor are two double bedrooms and a shower room/WC. The property does have mostly UPVC double glazed windows and gas central heating. Outside is a low maintenance rear garden with utility/garden store.

An internal inspection is highly recommended in order to appreciate this character home and convent, central location.

THE ACCOMMODATION COMPRISES, UPVC obscure glazed door to:

ENTRANCE PORCH - 1.27m x 0.99m (4'2" x 3'3") Electric meter, fuse board, decorative tiled flooring, door to:

RECEPTION HALL Pendant light point, radiator, stairs with handrail to first floor, radiators, under stairs storage cupboard housing the gas meter, decorative tiled flooring, doors to:

SITTING ROOM - 4.37m into bay x 3.18m (14'4" into bay x 10'5") Coved ceiling with light point, UPVC double glazed bay window to front aspect, picture rails, fireplace with gas fire, TV connection point, telephone point, storage cupboard to recess.

DINING ROOM - 4.06m x 2.87m (13'4" x 9'5") Maximum measurements. Coved ceiling with light point, picture rails, storage cupboard to recess, fireplace with gas fire on tiled hearth with decorative surround, double doors to:

KITCHEN - 3.91m x 3.45m (12'10" x 11'4") Maximum measurements. Light points, base units within inset sink and drainer, UPVC double glazed windows to rear and door leading to the garden, radiator with thermostat control, fitted storage cupboard with shelving, door to hallway.

GROUND FLOOR BATHROOM/WC - 2.31m x 1.8m (7'7" x 5'11") Maximum measurements. Light point, UPVC obscure glazed window. Comprising panelled bath with twin hand grips, pedestal wash hand basin, low-level WC.

FIRST FLOOR LANDING Pendant light point, hatch to loft space, doors to:

BEDROOM ONE - 4.24m x 3.58m (13'11" x 11'9") Pendant light point, UPVC double glazed window to front aspect, picture rails, feature fireplace with tiled hearth and surrounds, radiator with thermostat control, built-in storage cupboard.

BEDROOM TWO - 4.06m x 2.84m (13'4" x 9'4") Maximum measurements. Pendant light point, picture rails, UPVC double glazed window to rear aspect, feature fireplace, radiator with thermostat control.





SHOWER ROOM/WC - 3.12m x 2.79m (10'3" x 9'2") Maximum measurements. Light point, extractor fan, UPVC double glazed window. Comprising corner shower cubicle with sliding doors, vanity unit with wash hand basin, WC, radiator with thermostat control, part tiled walls, feature fireplace, heated towel rail, fitted storage cupboards.

OUTSIDE

FRONT At the front of the property is a low maintenance courtyard garden laid to concrete and enclosed by low-level brick and block wall and timber fence with pathway to the front door.

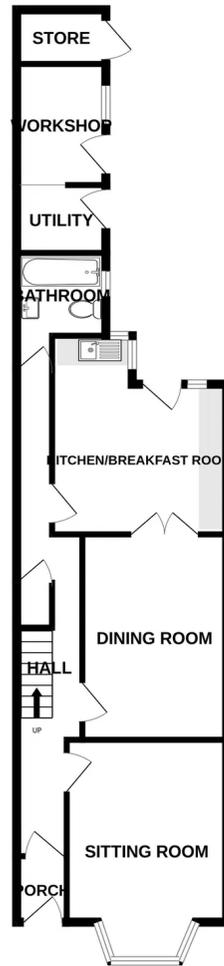
REAR To the rear of the property and accessed from the kitchen is a courtyard garden with raised planting bed to one side and a timber gate leading onto rear service lane. There is access to outbuildings currently offering a utility/workshop space with plumbing for washing machine and housing the boiler, and there is an additional garden store. Outside tap.

USEFUL INFORMATION

Tenure – Freehold
Age - Victorian
Heating - Gas central heating
Drainage - Mains
Windows - Mostly UPVC double glazed
Council Tax - Tax band
EPC Rating - Await EPC
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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