



Guide Price £230,000 - £240,000

Trentham Close,  
Paignton, TQ3 3GF

A well presented two bedroom semi detached house located within a quiet cul-de-sac in the popular heritage park development. The property comprises of a spacious living room, a kitchen/diner, two bedrooms, a family bathroom, off road parking and sunny rear gardens. The property is ideally situated within easy reach of supermarkets, schools, bus links, the ring road, and more.



**ENTRANCE HALL** A uPVC double glazed front door opens into a welcoming entranceway, providing direct access to the living room.

**LIVING ROOM** A bright and generously proportioned living room positioned to the front of the property, offering ample space for a range of furnishings. Features include an attractive electric feature fireplace, a useful under stairs storage cupboard, stairs rising to the first floor, a uPVC double glazed window, and a gas central heating radiator.

**KITCHEN/DINING ROOM** A spacious and light filled kitchen/dining room, fitted with a range of wall, base and drawer units complemented by roll edge work surfaces. The kitchen incorporates a composite sink and drainer unit, an electric oven with grill, and a four ring hob with extractor hood over. There is space and plumbing for a washing machine and fridge freezer, together with tiled splash back and a uPVC double glazed window. The dining area comfortably accommodates a 4 seater table and benefits from uPVC double glazed French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

#### FIRST FLOOR

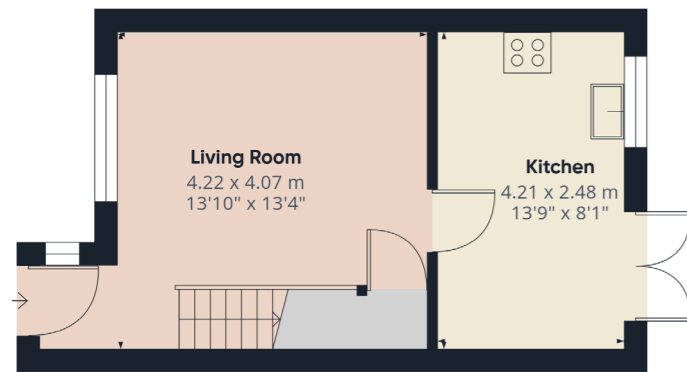
**BEDROOM ONE** A spacious principal bedroom situated to the front of the property, enjoying far reaching sea views. Offering plenty of space for bedroom furniture, the room also benefits from a uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** A well proportioned second bedroom overlooking the sunny rear garden, featuring a uPVC double glazed window and a gas central heating radiator.

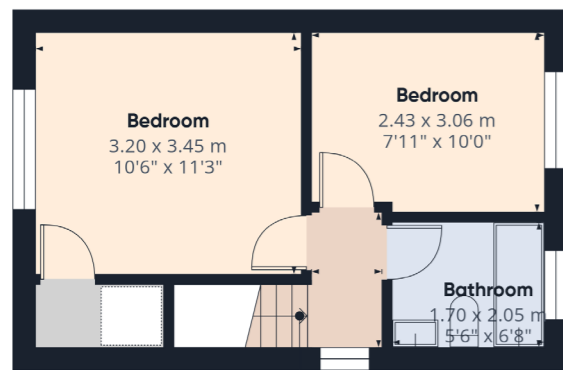
**BATHROOM** Fitted with a three piece suite comprising a low level WC, vanity basin with storage below, and a panelled bath with shower attachments over. The room also benefits from tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

**OUTSIDE** To the rear, the property enjoys a sunny, enclosed garden designed with ease of maintenance in mind. A paved patio area, accessed directly from the kitchen/dining room provides the perfect setting for alfresco dining and outdoor entertaining, while a generous lawn is bordered by a variety of mature shrubs and planting.

**PARKING** To the side of the property there is off road parking for two vehicles together with an attractive lawned front garden.



Floor 0



Landing  
1.82 x 0.92 m  
5'11" x 3'0"

Address 'Trentham Close, Paignton, TQ3 3GF'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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