



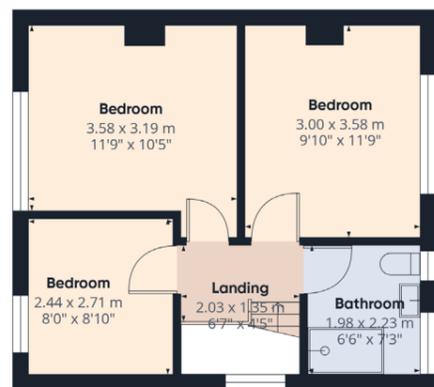
Guide Price £250,000 - £260,000

Elm Park, Paignton,  
TQ3 3QQ

A well presented three bedroom semi detached family home located just less than a mile from Paignton town. The home comprises of an inner porch that opens into a welcoming hallway, a cosy living room, a spacious kitchen/diner, three bedrooms, a modern shower room, and beautifully landscaped rear gardens. The property is ideally situated within easy reach of both primary and secondary schools, shops, bus links, Paignton town, doctors and more.



Floor 0



Floor 1

**ENTRANCE** A uPVC double glazed front door opens into a welcoming inner porch with overhead lighting and a secondary door leading into the main hallway.

**HALLWAY** The inviting hallway provides access to the principal ground floor rooms, with stairs rising to the first floor. Additional features include a deep under stairs storage cupboard and a further cupboard with space and plumbing for a washing machine, overhead lighting and a gas central heating radiator.

**LIVING ROOM** Positioned to the front of the property, this bright and spacious living room offers generous proportions, ideal for relaxing or entertaining. Features include a TV point, uPVC double glazed window and a gas central heating radiator.

**KITCHEN/DINER** A modern and well appointed kitchen/diner fitted with a range of wall, base and drawer units with roll edge work surfaces above. The space incorporates a 1.5 bowl composite sink and drainer, electric single oven with grill, four ring gas hob, integral dishwasher and larder cupboard. Further benefits include a Worcester combination boiler, tiled splashbacks, space for an American style fridge freezer and ample room for a 6 seater dining table. A uPVC double glazed window and French doors provide access to the rear garden, complemented by a gas central heating radiator.

### FIRST FLOOR

**BEDROOM ONE** A generously sized principal bedroom situated at the front of the home, offering excellent space. uPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A further well proportioned double bedroom, comparable in size to the principal bedroom, positioned to the rear and enjoying views over the sunny garden. uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A spacious single bedroom, equally suited as a home office, study or hobby room. uPVC double glazed window and gas central heating radiator.

**BATHROOM** A contemporary family shower room comprising a low level WC, vanity wash hand basin with fitted storage below and a walk in triple shower enclosure. Additional features include a wall hung high gloss cabinet, extractor fan, modern tiling, obscure uPVC double glazed window and chrome heated towel rail.

### OUTSIDE

**REAR GARDEN** The sunny rear garden has been thoughtfully designed for low maintenance and outdoor enjoyment. A large decked area accessed directly from the kitchen/diner provides an ideal setting for alfresco dining and entertaining, with steps leading down to a pebble stone garden area. Further benefits include a block built shed with power and lighting, and convenient side gate access.

Address 'Elm Park, Paignton, TQ3 3QQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'tbc'

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