



Guide Price Of £200,000 - £215,000

Hayes Gardens, St.  
Michaels, Paignton,  
TQ4 5PH

A well-positioned mid-terraced family home situated within a quiet cul-de-sac in central Paignton, conveniently located close to local amenities, bus routes, schools and Morrisons supermarket. Paignton town centre, seafront and transport links including the railway and coach station are all within easy reach. The property offers spacious accommodation throughout, a large rear garden with fantastic sea views across the bay and excellent potential for further enhancement.



## GROUND FLOOR

**ENTRANCE HALLWAY** Accessed via a PVCu double glazed obscure door with side panel. A welcoming entrance hallway with stairs rising to the first floor, central heating radiator, power points and cupboard housing the electric consumer unit and meter.

**LOUNGE** A bright and comfortable living space featuring a PVCu double glazed bay window to the front aspect, open fireplace with character surround, central heating radiator and power points.

**KITCHEN / DINING ROOM** A spacious kitchen diner fitted with a range of wall and base units along with a Belfast sink and built-in storage cupboards. There is space and plumbing for a dishwasher and recess suitable for a range cooker. The room provides excellent dining space and benefits from glazed double doors leading into the conservatory.

**CONSERVATORY** A useful additional reception space with windows to the side and rear aspects, PVCu double glazed door leading out to the garden, central heating radiator, power points and polycarbonate roof.

**UTILITY ROOM** A practical utility area housing the gas boiler and gas meter, with additional understairs storage, power points and space and plumbing for a washing machine. PVCu double glazed door and window provide access to the rear garden.

## FIRST FLOOR

**LANDING** With access to the loft space, power points and storage cupboard with slatted shelving.

**BEDROOM ONE** A spacious double bedroom featuring an ornate fireplace, central heating radiator, power points and PVCu double glazed window to the front aspect with views across the surrounding area.

**BEDROOM TWO** A good sized double bedroom overlooking the rear garden via a PVCu double glazed window, with central heating radiator and power points.

**BEDROOM THREE** A generously sized single bedroom with PVCu double glazed window to the front aspect, central heating radiator and power points.

**FAMILY BATHROOM / WC** Fitted with a freestanding bath with shower over, low-level WC, pedestal wash hand basin, chrome heated towel rail and vanity cupboard. The room also benefits from part tiled walls and a PVCu double glazed window.

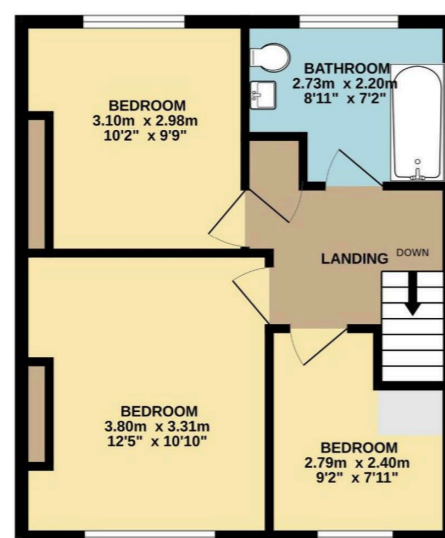
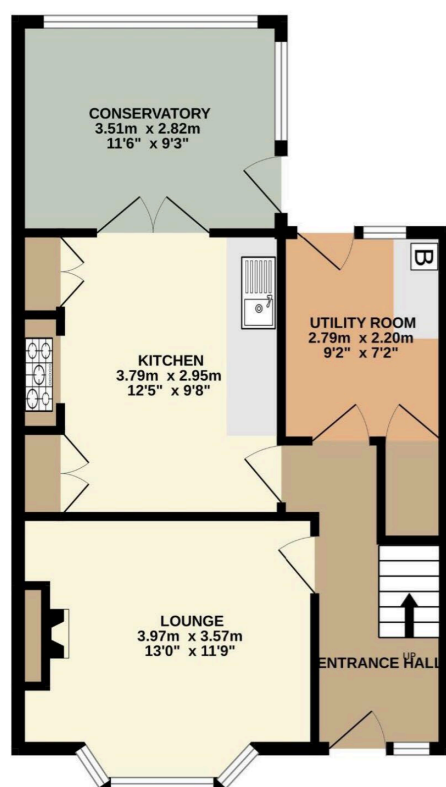
## OUTSIDE

**FRONT GARDEN** The front garden is mainly laid to lawn with surrounding shrubs and bushes, with steps leading up to the entrance. Subject to the relevant planning permissions, there is potential to create off-road parking to the front, similar to neighbouring properties on the road.

**REAR GARDEN** A substantial tiered rear garden offering a mixture of brick paved seating areas, lawned sections, vegetable patches and mature planting. The garden also benefits from two greenhouses, a tool shed and brick-built shed. From the upper sections of the garden there are fantastic sea views stretching across the bay, creating an excellent outdoor space for relaxing or entertaining.

GROUND FLOOR  
50.0 sq.m. (538 sq.ft.) approx.

1ST FLOOR  
39.4 sq.m. (424 sq.ft.) approx.



Address 'Hayes Gardens, St. Michaels, Paignton, TQ4 5PH'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '58 | D'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ