

CHRISTOPHER SCALES

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Ebenezer Road, Paignton

£190,000

A well presented mid-terraced home, offering comfortable living with modern amenities, ideally situated for convenience and easy access to local facilities.

Internally there is a spacious entrance hall, complete with practical storage and access to the main living spaces, which includes a generously sized sitting/dining room, and a contemporary kitchen with access on to the enclosed courtyard garden. On the first floor, are two well proportioned bedrooms and a bathroom/WC. Outside, the property offers a low-maintenance courtyard garden to the front, enclosed by a block wall, leading to the front door. To the rear, an enclosed courtyard garden, laid with paving slabs, provides a private outdoor space with an outside light and tap. A timber gate provides access to a service lane and convenient off-road parking.

This home is a fantastic opportunity for those seeking a well-appointed property in a convenient location. An early viewing is highly recommended.

THE ACCOMMODATION COMPRISES, UPVC door with obscure glazed inset to:

ENTRANCE HALL - 4.5m x 0.94m (14'9" x 3'1") Pendant light point, dado rails, storage cupboard housing the electric meter, consumer unit and gas meter. Door to:

SITTING/DINING ROOM - 6.75m x 3.61m (22'1" x 11'10") Maximum measurements.

SITTING ROOM Coved ceiling with pendant light to point, window to front aspect, fireplace with inset gas fire, TV connection point.

DINING ROOM Coved ceiling with pendant light point, smoke detector, UPVC double glazed window to rear aspect, radiator, stairs with handrail to first floor, opening to:

KITCHEN - 4.95m x 2.16m (16'3" x 7'1") Inset spotlights, smoke detector, UPVC double glazed windows, UPVC double door opening onto the garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, matching wall cabinets, built in eye-level double electric oven, integral dishwasher, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer.





FIRST FLOOR LANDING Pendant light points, smoke detector, hatch to loft space, obscure glazed window to rear. Doors to:

BEDROOM ONE - 3.53m x 3.45m (11'7" x 11'4") Maximum measurements. Pendant light point, window to rear aspect, over stairs storage cupboard housing the boiler, radiator, telephone point.

BEDROOM TWO - 2.97m x 2.64m (9'9" x 8'8") Window to front aspect, pendant light point, radiator.

BATHROOM/WC - 2.97m x 1.57m (9'9" x 5'2") Coved ceiling with pendant light point, UPVC obscure glazed window. Comprising panelled bath with shower over, pedestal wash hand basin with tiled splashback, WC, radiator.

OUTSIDE

FRONT At the front of the property is a courtyard garden, enclosed by low level block wall and with a concrete path leading to the front door.

REAR To the rear of the property and accessed from the kitchen is an enclosed courtyard garden, laid to paving slabs for ease of maintenance, with outside light and outside tap. A timber gate leads onto a service lane and the off road parking area.

USEFUL INFORMATION

Tenure - Freehold

Age - Unverified

Heating - Gas central heating

Drainage - Mains

Windows - Some double glazing

Council Tax - Tax band B

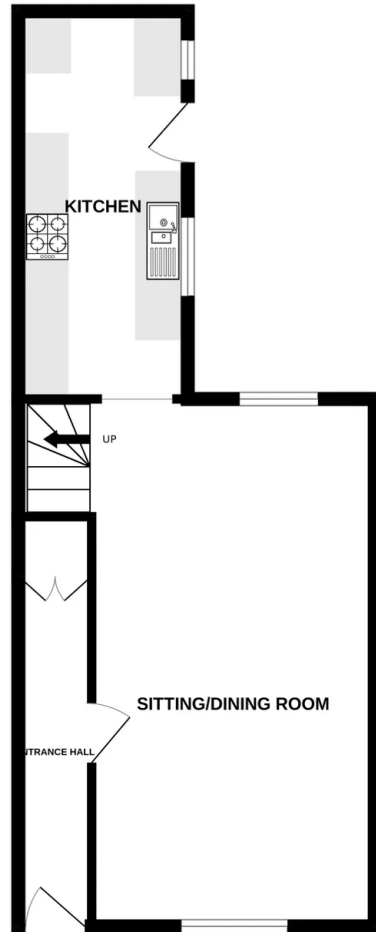
EPC Rating - Await EPC

Broadband - To be confirmed

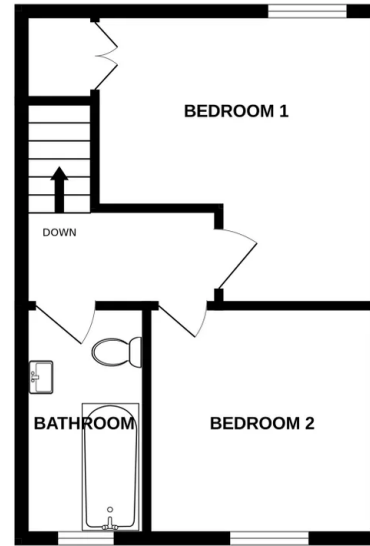
Mobile - To be confirmed



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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exp® UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com