



Guide Price £300,000 - £320,000

Courtland Park, Courtland Road,
Paignton, TQ3 2AB

A wonderfully large four bedroom four storey town house located just a short level walk from Paignton town and seafront. The home comprises of a welcoming inner hallway, a modern kitchen, a cosy living room, a useful cloakroom, four double bedrooms with the master being en-suite, two further bathrooms, two loft rooms, off road parking for two vehicles and a courtyard. The property is perfectly situated within easy reach of Victoria park, Paignton sea front, Paignton town, an array of shops and cafes, Paignton bus and train station and schools.



ENTRANCE HALL A double glazed front door opens into a welcoming entrance hallway, providing access to the principal ground floor rooms. Stairs rise to the first floor, complemented by overhead spotlighting and a gas central heating radiator.

KITCHEN / BREAKFAST ROOM A stylish and contemporary kitchen/breakfast room fitted with a comprehensive range of wall, base and drawer units topped with square edged work surfaces and under unit lighting. Features include a 1.5 bowl stainless steel sink with drainer, an eye level electric oven with integrated grill, and a five ring electric hob with extractor hood above. Integrated appliances include a washing machine, dishwasher, and fridge freezer. The space is further enhanced by a breakfast bar, additional appliance space, tiled flooring, a uPVC double glazed window, and a cupboard housing the Worcester boiler.

LIVING ROOM A cosy and inviting living room positioned to the rear of the property. Bifold doors open directly onto the outdoor courtyard, creating a seamless indoor-outdoor flow. Additional features include a TV point and gas central heating radiator. Opening onto enclosed courtyard with block built shed and additional entry to side passage.

CLOAKROOM A practical ground floor cloakroom comprising a low level WC, pedestal wash hand basin, partially tiled walls, mirror fronted medicine cabinet, extractor fan, and a chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE An exceptionally spacious principal bedroom located at the front of the property, currently utilised as an additional sitting room. The room benefits from mirror fronted built in wardrobes, a uPVC double glazed window, gas central heating radiator, tv point, and access to:-

EN SUITE A modern en-suite featuring a low level WC, pedestal wash hand basin and a walk in double shower. Finished with contemporary tiling, a mirror fronted cabinet, extractor fan and chrome heated towel rail.

BEDROOM TWO A generously sized double bedroom overlooking the rear aspect, complete with built in mirror fronted wardrobes, a uPVC double glazed window, tv point, and gas central heating radiator.

SHOWER ROOM A sleek and contemporary shower room comprising a low level WC, pedestal wash hand basin, and double shower enclosure. Finished with modern tiling, extractor fan, and chrome heated towel rail.



SECOND FLOOR

BEDROOM THREE A spacious double bedroom offering excellent proportions, featuring built in mirror fronted wardrobes, a uPVC double glazed window, and gas central heating radiator.

BEDROOM FOUR Another well proportioned double bedroom with built in mirror fronted wardrobes, the TV point, a uPVC double glazed window, and gas central heating radiator.

FAMILY BATHROOM A modern family bathroom fitted with a low level WC, pedestal wash hand basin, and panelled bath with shower attachment. Complemented by contemporary part tiling, extractor fan, and chrome heated towel rail.

THIRD FLOOR

LOFT ROOM ONE A versatile loft room suitable for a variety of uses, featuring sloped ceilings, a Velux window, additional double glazed window, storage cupboard, and gas central heating radiator.

LOFT ROOM TWO A well proportioned second loft room, ideal as a home office or study, with Velux window, built in storage, and gas central heating radiator.

OUTSIDE To the rear there is a courtyard is accessed via the living room and is laid with artificial lawn for ease of maintenance. A side gate provides additional access.

PARKING The property further benefits from off road paved parking for two vehicles and convenient cold water tap.

AGENTS NOTE Coving to all ground floor rooms and hallway.

Address 'Courtland Park, Courtland Road, Paignton, TQ3 2AB'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '87 | B'

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