



Asking Price Of £200,000

York Road, Paignton,
TQ4 5NN

A spacious 3 bedroom mid-terraced family house located within this popular residential area served well by local shops and bus services as well as being within walking distance of the town centre and sea front. The property has a lounge, dinning room and kitchen/breakfast room to the ground floor with 3 good sized bedrooms and bathroom to the first floor. There is also a *loft room with en-suite which has been used as a double bedroom. Outside there is a patio garden which can also double as a parking space if needed (subject to any consents). Requiring some up-dating but benefiting from double glazing and central heating this property is now being sold with no onward chain!



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Porch

Double glazed front door. Glazed inner door to:

Hallway

A long hallway with useful understairs cupboard. Radiator. Dado rail. Wood effect flooring. Fuse box and electricity meter.

Lounge - 3.9m x 3.7m (12'9" x 12'1") max

A bright lounge with double glazed bay window to the front aspect. Original tiled fireplace with matching hearth. Radiator. TV point. Wood effect flooring. Picture rail.

Dining Room - 3.6m x 3.7m (11'9" x 12'1") max

A good sized dining room with decorative fireplace and inset gas fire. Shelving to either side of the fireplace. Double glazed window to the rear. Radiator.

Kitchen/Breakfast Room - 4.4m x 2.5m (14'5" x 8'2") max

Fitted with a range of wood fronted wall and base units with work surface over. New World slot in gas cooker. Plumbing for washing machine. Single drainer sink unit. Ideal gas boiler. Breakfast bar. Various appliance spaces. Radiator. Double glazed window and back door to rear garden.

Stairs to First Floor Landing.

Space for cupboard or shelf unit.

Bedroom 1 - 3.6m x 3m (11'9" x 9'10") max

A double room with double glazed window to the front and radiator.

Bedroom 2 - 3.3m x 3m (10'9" x 9'10") max

Another double room with original cast iron fireplace. Double glazed window to the front. Radiator.

Bedroom 3 - 2.7m x 2.5m (8'10" x 8'2") max

A good sized single room with double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising a bath with shower attachment over and acrylic paneling surround. Pedestal wash hand basin and close coupled w/c. Part tiled walls. Radiator. Double glazed window.

Stairs from first floor landing to:

***Loft Room** - 3.5m x 3.2m (11'5" x 10'5") max

Used a double bedroom in the past and having a Velux double glazed window, radiator, power and lighting. Access to eaves storage space. Door to:

***Ensuite Shower room**

Fitted with a shower cubicle and mains fed shower, wash basin and w/c. Tiled walls.

***Note**

Please note the above accommodation has no record of planning approval or building control and must be considered as loft rooms only however this has been in situ prior to the current owners purchase.

Outside

To the front is a small concrete garden area.

To the rear is an enclosed patio garden with courtyard and open tool store.

Parking

The garden area can also double as a parking space if needed (subject to any consents), otherwise there is on road parking on York Road.

AGENTS NOTES These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

Address York Road, Paignton, TQ4 5NN

Tenure Freehold

Council Tax Band B

EPC Rating C

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