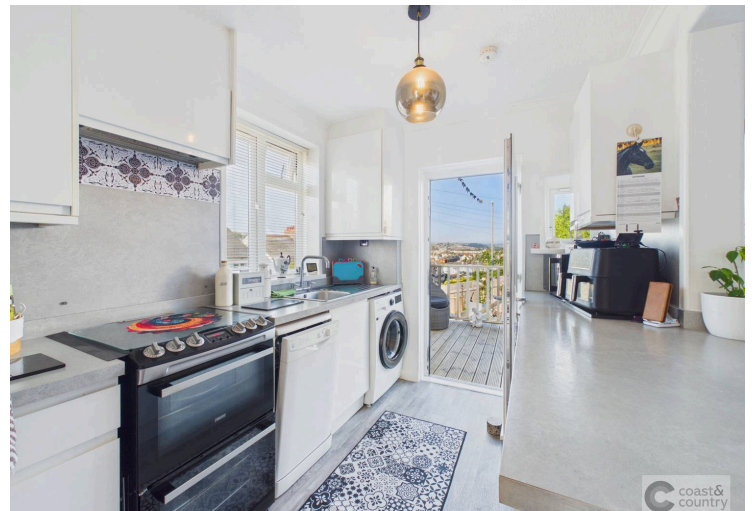




1 York Gardens, Paignton

£225,000 Freehold

Virtual Walk-Through Available • Very Well Presented • Convenient Location • Enclosed Entrance Porch • Inner Hall • Sitting Room • Large Open Plan Kitchen/Diner • Three Bedrooms • Bathroom • Stunning Wraparound Gardens





Situated just moments from the heart of Paignton town centre, residents will enjoy easy access to an array of local amenities, bus service, well-regarded schools, and excellent transport links. The property's elevated stance allows for lovely, far-reaching views over the surrounding area, making it a perfect setting for both growing families and professionals alike.

Accommodation

The home opens into a secure, double-glazed enclosed entrance porch, leading through a glazed door into a welcoming hallway complete with coving, under-stairs storage, and a separate service cupboard. To the front of the property sits the bright and airy sitting room, a principal reception space flooded with large, double-glazed window and centred around a feature electric fireplace. Spanning the rear of the home is the impressive open-plan kitchen and dining room, meticulously designed for modern family living and entertaining. The kitchen area is fitted with a comprehensive range of wall, base, and drawer units, square-edge work surfaces, and a practical breakfast bar extension. It offers ample space for a freestanding cooker, upright fridge-freezer, and slimline dishwasher, alongside plumbing for a washing machine, a large utility cupboard, and a modern Worcester boiler. A double-glazed door from the kitchen and double doors from the dedicated dining space open seamlessly onto the garden terraces.

Upstairs, the light-filled first-floor landing features a side-aspect window, coving, and loft access, guiding you to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a spacious double bedroom overlooking the front aspect, finished with a decorative ceiling rose and extensive built-in wardrobes with mirror-fronted sliding doors. The second double bedroom enjoys superb, elevated views extending towards Paignton town centre and benefits from built-in wardrobes as well as a practical airing cupboard with slatted shelving. A third single bedroom looks to the front and offers excellent versatility as a child's bedroom or a dedicated home office. Serving the accommodation is a neat three-piece white bathroom suite, comprising a panelled bath with twin hand grips and a shower attachment, a pedestal wash hand basin, a low-level WC, and a built-in linen cupboard.

Outside

The exterior is a standout feature of the property, enveloped by spectacular, fully enclosed wraparound gardens that offer a high degree of privacy behind secure timber panel fencing. To the front and side, a formal pathway bordered by established plant beds leads past a generous lawn to a gravelled area and an inviting raised deck perfect for outdoor seating. The rear garden has been thoughtfully landscaped for low maintenance and alfresco entertaining, laid primarily to timber decking arranged across three impressive tiers. The outside space is completed by highly functional under-decking storage, a large timber storage shed, a practical outside tap, and a separate, enclosed area perfectly suited to be isolated for a vegetable patch.

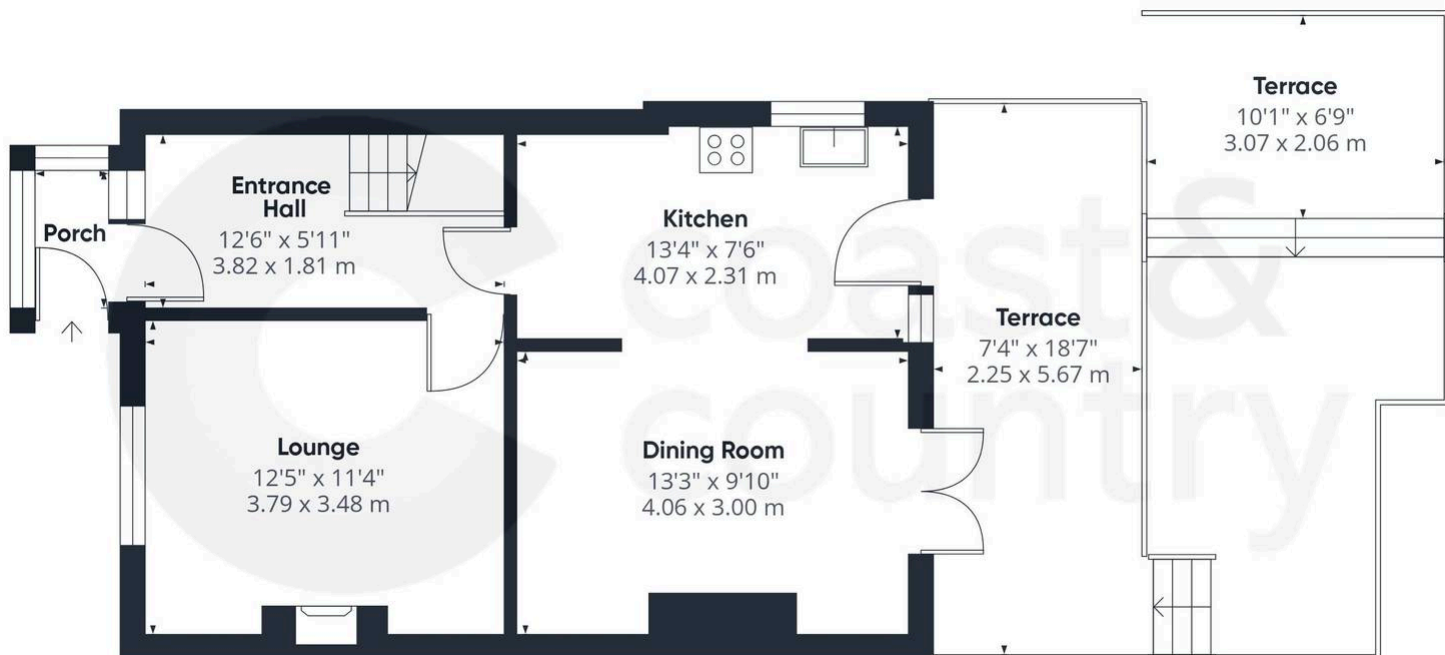
Agent's Notes

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: C



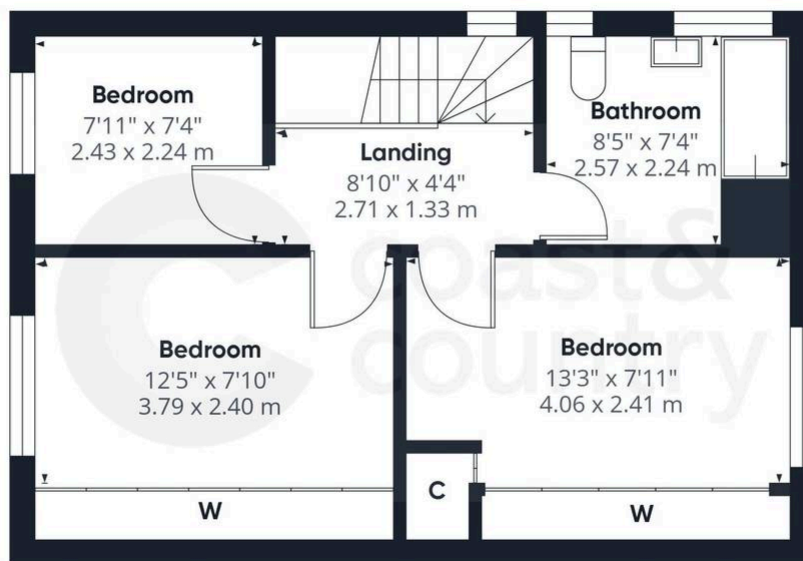
Ground Floor

Approximate total area

865 ft²
80.5 m²

Balconies and terraces

339 ft²
31.5 m²



Floor 1

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.