



Guide Price £200,000 - £210,000

Kirkham Street,
Paignton, TQ3 3AX

A charming two bedroom 17th century thatched cottage located just 0.2 miles from Paignton town. This property showcases beautiful cob stone walls and a traditional wheat thatched roof, offering an abundance of historic charm throughout. The cottage boasts a welcoming inner hallway that leads through to a large lounge/diner, kitchen, bathroom, two bedrooms, and a gorgeous cottage garden. The home is perfectly situated within a short and level walk of Paignton town, Paignton bus and train station, an array of shops, both Oldway and sacred heart primary, Victoria park and more.



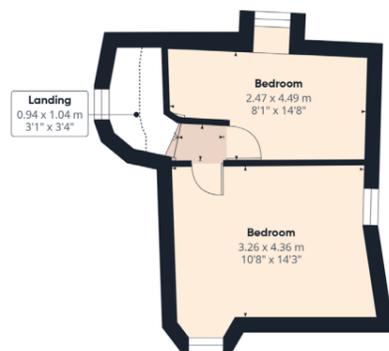
ENTRANCE HALL A solid wooden front door opens into a welcoming inner hallway featuring a vaulted ceiling creating an immediate sense of character and space. Wooden framed windows allow natural light to filter through. A gate provides access through to the principal living accommodation.

LOUNGE / DINING ROOM A wonderfully spacious lounge and dining area, perfectly suited to both relaxing and entertaining. The room is rich in period charm with wooden ceiling beams and double aspect windows. Additional features include TV, internet and telephone points, along with a sliding door leading to a useful storage area. An electric heater, while an original door leads through to the kitchen.

KITCHEN A well sized kitchen fitted with a range of wall, base and drawer units complemented by work surfaces above. The space includes a stainless steel sink and drainer, an electric cooker with four ring hob and space for a fridge freezer. Double aspect wooden windows overlook the surroundings, while exposed ceiling beams add further character to the room.

BATHROOM A well proportioned family bathroom comprising a low level WC, pedestal wash hand basin and a panelled bath with shower attachment above. The room features tiled walls, a mirror fronted medicine cabinet, wooden framed windows and a white heated towel rail.

UTILITY ROOM A practical utility providing space and plumbing for both a washing machine and tumble dryer, with wall mounted lighting.



FIRST FLOOR

BEDROOM ONE A spacious double bedroom positioned at the front of the property, benefiting from double aspect windows and also offering ample space for bedroom furnishings.

BEDROOM TWO A second generously sized double bedroom overlooking the rear gardens. The room offers excellent proportions and features charming wooden framed windows, in keeping with the cottage's character.

OUTSIDE The property enjoys a beautifully established, sun drenched English cottage garden, offering a peaceful and private outdoor setting. A patio seating area provides the perfect spot for alfresco dining and relaxation, while an artificial lawned section ensures easy maintenance. The garden is richly planted with a variety of mature plants, shrubs and an impressive selection of fruit trees, including apple, pear, plum, apricot and cherry, creating a delightful and productive garden. A charming fish pond further enhances the atmosphere.

Address 'Kirkham Street, Paignton, TQ3 3AX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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