



Guide Price £160,000 - £180,000

Lower Polsham Road,
Paignton, TQ3 2AU

A well presented and charming two bedroom, grade II listed cottage located just a stones throw from an array of amenities, including Paignton beach, Paignton town, bus and train links, schools, cafes, parks and more. The cottage itself comprises of a spacious living room, kitchen, bathroom, two bedrooms, and a sunny rear courtyard garden. The property is being sold with no onward chain!



ENTRANCE A solid wood front door opens into a welcoming entrance vestibule with wall mounted lighting and a central heating thermostat.

LIVING ROOM A bright and spacious living room positioned at the front of the property, offering ample space for a range of furnishings. Features include a decorative fireplace, useful under stairs storage, stairs rising to the first floor, a window to the front aspect and a gas central heating radiator.

KITCHEN A charming cottage style kitchen fitted with a range of wall, base and drawer units complemented by roll edge work surfaces. Features include a composite sink and drainer, integrated electric oven with grill, four ring gas hob with extractor hood over, and an integrated fridge and freezer. A cupboard houses the Worcester combination boiler, while a window overlooks the rear courtyard. Gas central heating radiator.

BATHROOM Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. The room also benefits from part tiled walls, space and plumbing for a washing machine, dual aspect windows providing plenty of natural light, and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A bright and airy principal bedroom overlooking the sunny rear garden, featuring a vanity wash hand basin with storage beneath, a built in storage cupboard, window and gas central heating radiator.

BEDROOM TWO A well proportioned second bedroom positioned to the front of the property, benefiting from built in wardrobes, loft access, a window and a gas central heating radiator.

OUTSIDE To the rear of the property is a private, south facing courtyard garden, designed for ease of maintenance and laid mainly to patio. The space is ideal for outdoor dining and entertaining, with established shrubs and planting. The garden also benefits from rear access and an outside water tap.



Address 'Lower Polsham Road, Paignton, TQ3 2AU'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating 'TBC'

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