



Guide Price £245,000 - £255,000

Abelia Close,
Paignton, TQ3 3TQ

A well-presented three-bedroom semi-detached home situated in a convenient residential location, close to local amenities including supermarkets, shops and offering easy access to the Devon Link Road. The property benefits from a generous driveway providing parking for three or more vehicles, a private enclosed rear garden and bright, spacious accommodation throughout, making it an ideal family home.



LOUNGE A bright and welcoming lounge benefiting from a UPVC double glazed window allowing plenty of natural light to flood the room. Hardwood flooring runs throughout, creating a warm and stylish feel. There is ample space for sofa suites and additional freestanding lounge furniture. Radiator.

KITCHEN/DINER A newly fitted kitchen offering a modern and practical layout. Fitted with a gas hob, electric oven and extractor fan, along with space for a washing machine and fridge freezer. The kitchen also houses the combination boiler. A UPVC double glazed window provides natural light, while there is ample room for a dining table and chairs, making this an excellent family and entertaining space. UPVC double glazed sliding patio doors lead directly onto the rear garden and patio area.

FIRST FLOOR LANDING Providing access to all first-floor accommodation.

BEDROOM ONE A spacious and bright double bedroom benefiting from a UPVC double glazed window. There is ample room for a large bed, wardrobes and further bedroom furniture. Radiator.

BEDROOM TWO A generously sized double bedroom overlooking the rear garden through a UPVC double glazed window. Bright and airy throughout with plenty of space for wardrobe furniture and a double bed. Radiator.

BEDROOM THREE A good-sized single bedroom with space for a single bed and additional furniture. UPVC double glazed window. Radiator.

BATHROOM Comprising a bath with overhead shower, vanity hand wash basin and WC. Partially tiled walls. UPVC double glazed frosted window. Useful airing cupboard providing storage for towels and bedding.



OUTSIDE

REAR GARDEN A wonderfully sunny and private rear garden, enjoying a great deal of sunshine throughout the day. Immediately accessed from the patio doors is a patio seating area, perfect for outdoor dining and entertaining. The garden is arranged over two sections and features a variety of mature plants and shrubs, creating an attractive and established outdoor space. Further benefits include a greenhouse, outside storage shed, side gate access and a fully enclosed setting.

PARKING A large driveway to the front of the property providing off-road parking for three or more vehicles.

Address 'Abelia Close, Paignton, TQ3 3TQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '61 | D'

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