

Guide Price £200,000 - £220,000

Northleat Avenue,  
Paignton, TQ3 3UG

A spacious four bedroom end terraced townhouse located at the end of a cul-de-sac served by local shops, schools and bus services. Paignton town centre is approximately 1 1/2 miles distance with seafront, harbour and shopping facilities. The property offers four good size bedrooms one having an ensuite shower room, a lounge, kitchen and family bathroom all with central heating and double glazing. The property does sit in a quiet location and has some superb country views over local farmland at Kings Ash. This property is being offered chain free, we recommend an early viewing.





Double glazed front door leading to:-

**KITCHEN** - 3.6m x 2.4m (11'9" x 7'10") Fitted with a range of grey woodgrain effect wall and base units with slim roll edge worksurfaces. 1.5 bowl sink with drainer stainless steel sink unit with mixer tap over. Appliance space for tumble dryer. Built-in Lamona oven and grill plus matching stainless steel electric hob and stainless steel cooker hood over. Cupboard housing Ideal Atlantic gas boiler for central heating and hot water. Appliance space with plumbing for washing machine, space for upright fridge/freezer. Double glazed window to the front. Part tiled walls. Central heating radiator and door to:-

**HALLWAY** Radiator. Stairs leading to 1st floor and lower ground floor respectively.

**LOUNGE/DINER** - 4.9m x 3.6m (16'0" x 11'9") A spacious room with decorative fireplace and double glazed French doors with a Juliet balcony. From here are superb views across to the fields at Kings Ash and beyond. TV aerial point phone point.

From hallway stairs to:-

**FIRST FLOOR LANDING** Double glazed window. Radiator. Loft hatch. Built-in linen cupboard.

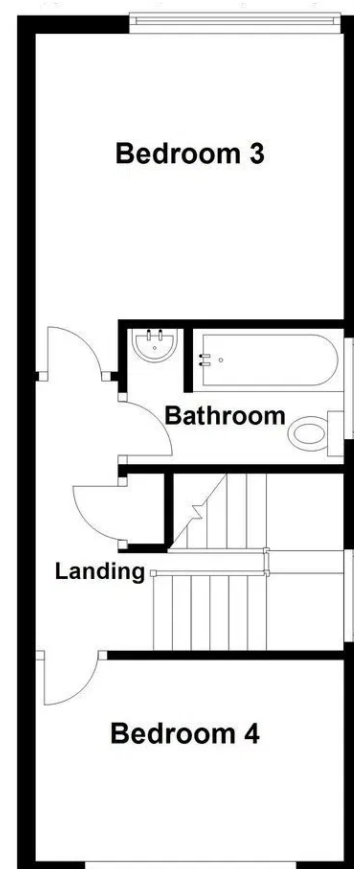
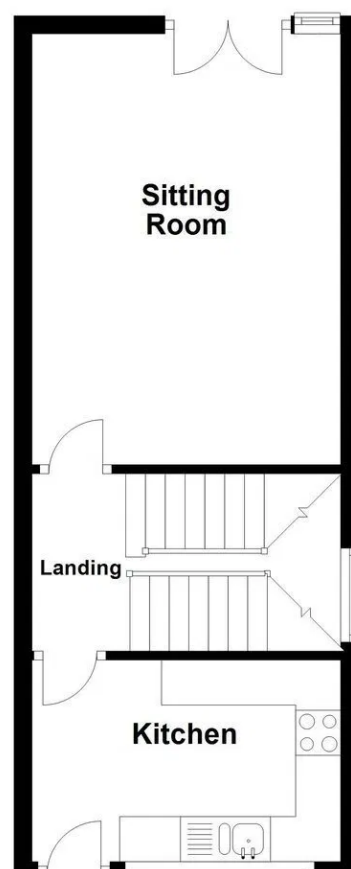
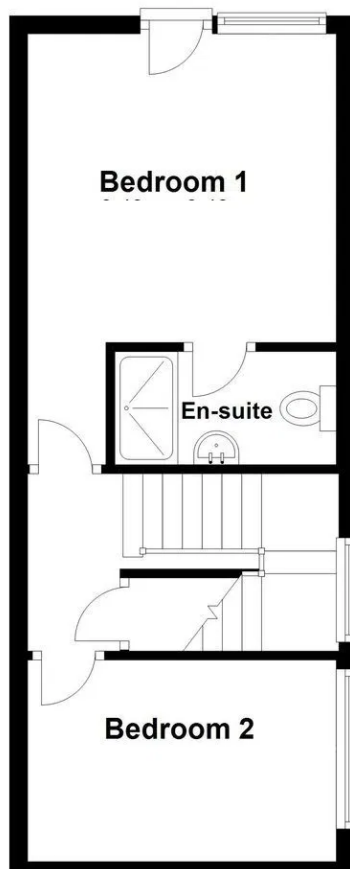
**BEDROOM 2** – 3.7m x 3.3m (12'1 x 10'10) A generous double bedroom with radiator and double glazed window enjoying the country views similar to the lounge.



Ground Floor ↙

First Floor

Second Floor



**BEDROOM 3** – 3.7m x 2.4m (12' x 8') Another double bedroom with radiator and double glazed window looking to the front aspect.

**BATHROOM** Fitted with a white suite comprising panelled bath with shower attachment and acrylic panelling to the walls. Washing basin and close coupled WC with dual flush. Part tiled walls. Radiator. Double glazed window.

Following the stairs down to the lower ground floor there is a hallway area with radiator and under stairs cupboard.

**BEDROOM 1** - 3.5m x 3.4m plus recess (11'4 x 11'3) Master double bedroom with double glazed window and door leading to the rear of the property with superb views across to the fields at Kings Ash and beyond. Radiator. TV point. Door to:-

**ENSUITE SHOWER ROOM** A large shower cubicle with acrylic panel and mains powered shower. Wash basin with chrome mixer tap over plus matching close couple WC with dual flush.

**BEDROOM 4** – 3.6m x 2.2m (11'10 x 7'4) ) Another double bedroom with radiator and double glazed window looking to the side aspect.

**OUTSIDE** To the front of the property is a garden frontage with pathway to front door plus a small lawn and inset shrubs with space for bin storage.

**SIDE** There is a side garden area which will require cultivation however does offer a sunny spot and some enjoyable country views. This leads to the rear parking area.

**AGENTS NOTES** The property benefits by having a brand new roof done in 2025.

Address 'Northleat Avenue, Paignton, TQ3 3UG'

Tenure ' Freehold'

Council Tax Band 'B'

EPC Rating '67 | D'

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