







Taylors
sales & lettings

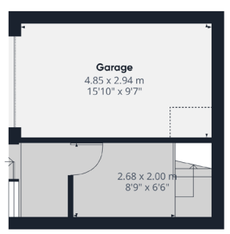
Guide Price £185,000 - £200,000

Waterleat Road,
Paignton, TQ3 3UH

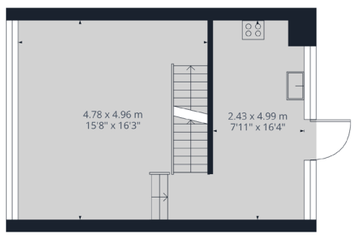
A two bedroom linked home located within a quiet cul-de-sac. The property comprises of a welcoming hallway, a large living room, a kitchen/breakfast room, two double bedrooms, a family shower room, garage and sunny rear gardens. The property is ideally situated within easy reach of schools, supermarkets, bus links, the ring road and more. The property is being offered for sale with no onward chain!



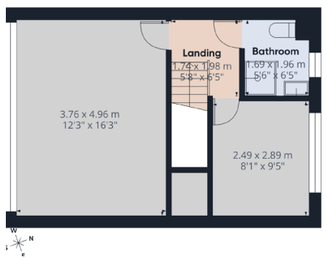




Floor 0



Floor 1



ENTRANCE PORCH A wide and welcoming entrance porch featuring a UPVC double glazed sliding front door, with a further door providing access into the main hallway.

HALLWAY A spacious and welcoming hallway offering ample room for coats and shoe storage. The hallway benefits from overhead lighting, a gas central heating radiator and stairs rising to the first floor accommodation.

FIRST FLOOR

LIVING ROOM An incredibly bright and generously proportioned living room enjoying attractive countryside views towards Totnes, alongside woodland views across Primley Woods. The room offers an abundance of space for a variety of furnishings and further benefits from a large picture UPVC double glazed window, TV and internet points, and a gas central heating radiator. Three steps lead up to the adjoining kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM The kitchen is fitted with a range of wall, base and drawer units, complemented by work surfaces over and a stainless steel sink and drainer unit. Integrated appliances include an electric oven with grill and a four ring gas hob with extractor hood above. There is additional space and plumbing for a washing machine, together with space for a fridge/freezer and a breakfast table. Further features include tiled splashbacks, UPVC double glazed windows and a UPVC double glazed door providing direct access to the rear garden.

SECOND FLOOR

BEDROOM ONE An exceptionally spacious master bedroom positioned to the front aspect of the property, enjoying attractive countryside views and views across the surrounding area. The room provides ample space for a range of bedroom furnishings and benefits from deep built in wardrobes, a UPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A second bedroom overlooking the rear garden. Offering flexibility for use as a guest bedroom, home office or hobby room, the room benefits from a UPVC double glazed window and a gas central heating radiator.

SHOWER ROOM The property benefits from a three piece shower room comprising a low level WC, pedestal wash hand basin and corner shower enclosure. Further features include tiled walls, an obscure UPVC double glazed window and a chrome heated towel rail.

OUTSIDE

REAR GARDEN The rear garden is arranged over four levels, offering a variety of outdoor spaces and plenty of potential for a new owner to personalise. Immediately accessed from the kitchen/breakfast room is a concrete patio area, with steps rising to further garden sections currently laid with bark for ease of maintenance. The garden provides a blank canvas for somebody looking to create an outdoor space to suit their own tastes and requirements.

GARAGE A metal up and over door opens into the garage with ample space for storage, lighting and electrical points.

Address ‘Waterleat Road, Paignton, TQ3 3UH’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ‘TBC’