



Smallcombe Road | Paignton | TQ3 3RX

Asking Price Of £249,950

A spacious three bedroom semi detached house located just a mile from Paignton town centre. The property comprises of a welcoming entrance hallway, a spacious living room that leads through to a large kitchen/diner, a modern utility room, a downstairs WC, three bedrooms, a contemporary family bathroom, rear gardens and off road parking. The home is ideally located within easy reach of schools, local shops, doctors and pharmacies, bus links, the ring road and more.

- MODERN KITCHEN
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- REAR GARDENS
- CONTEMPORARY FAMILY BATHROOM
- UTILITY ROOM

**HALLWAY** A wooden double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

**CLOAKROOM** A useful downstairs cloakroom boasting a low level flush WC and a vanity wash hand basin with fitted storage below, panelled walls, a uPVC obscure double glazed window and a white heated towel rail.

**UTILITY ROOM** - 2.86m x 2.64m (9'4" x 8'7") A spacious utility room that was the former kitchen boasting a range of base and drawer units with solid oak work surfaces above. A 1 bowl sink unit, space and plumbing for a washing machine and dryer, a Worcester combination boiler, uPVC double glazed window and a gas central heated radiator.

**LOUNGE** - 4.81m x 4.72m (15'9" x 15'5") A large living room with space for an abundance of furniture. Tv and internet points, oak flooring, overhead spotlighting, uPVC double glazed window and a vertical heated radiator.

**KITCHEN** - 4.3m x 3.14m (14'1" x 10'3") A beautifully light filled and spacious kitchen/diner perfect for entertaining with a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, two electric ovens with grill integrated and a five ring gas hob with extractor hood above. An integrated dishwasher and wine fridge, space and plumbing for an American fridge freezer. Vaulted ceilings, Velux windows and space for a 6 seater dining table. uPVC double glazed windows and uPVC double glazed door leading out to the gardens.

Address 'Smallcombe Road, Paignton, TQ3 3RX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '72 | C'

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** - 4.05m x 2.78m (13'3" x 9'1") A wonderfully spacious master bedroom to the front aspect of the property, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.8m x 2.58m (12'5" x 8'5") A further generously sized double bedroom overlooking the rear gardens. UPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.52m x 2.05m (8'3" x 6'8") A third sizeable single bedroom, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A modern family bathroom comprising a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a panelled bath unit and a walk in shower cubicle. LED lighting, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** An enclosed rear garden that boasts a great sized patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are laid to soil ready to be turfed/patio slabbed/decked etc.

**PARKING** Off road parking for one vehicle.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.