

Asking Price Of £250,000

Westleat Avenue,  
Paignton, TQ3 3UL

Situated in a popular residential location, this property offers well-proportioned accommodation, excellent storage throughout, and attractive outdoor space. With large rooms, a garage, and useful under-house storage, this is a practical home suited to a range of buyers.



**ENTRANCE PORCH** A useful entrance space featuring a large built-in cupboard, ideal for coats, shoes, and everyday storage.

**ENTRANCE HALLWAY** A welcoming hallway with access to the main living areas and a generous understairs cupboard, providing additional storage.

**LOUNGE** A spacious main reception room with a large UPVC double-glazed window allowing excellent natural light. A substantial radiator sits beneath the window, and the room retains an open fireplace (gas currently capped off), offering potential for reinstatement if desired.

**DINING ROOM** A good-sized second reception room, comfortably accommodating a dining table and chairs. Finished with UPVC windows and a radiator, this space works well for both formal dining and family use.



**KITCHEN** A practical kitchen with a large UPVC window providing natural light. Fitted with a gas hob and electric extractor fan, with designated space for an electric oven, integrated microwave, fridge freezer, washing machine, and dryer. Tiling above the worktops offers a clean and functional finish.

**BACK PORCH** A versatile additional space suitable for use as a boot room or for housing an additional chest freezer.

**BEDROOM 1** A very generously sized double bedroom featuring a radiator, large UPVC double-glazed window, and built-in wardrobe units, providing excellent storage.

**BEDROOM 2** Another well-proportioned bedroom with a large UPVC double-glazed window and radiator.

**BATHROOM** A modern bathroom fitted with a large walk-in shower, vanity wash basin, heated towel rail, and fully tiled walls. A frosted UPVC window provides light and privacy.

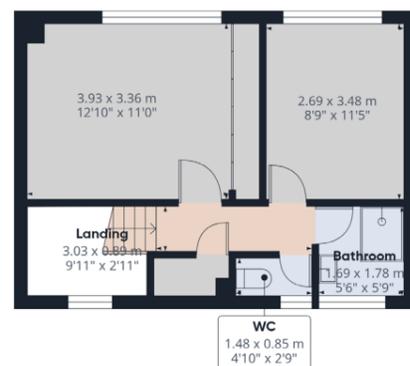
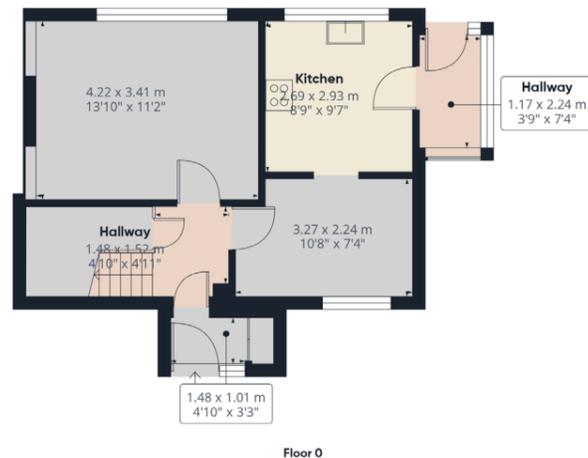
**WC** Fully tiled and fitted with a toilet and frosted UPVC window, offering additional convenience.

**AIRING CUPBOARD** Houses the Worcester combination boiler, providing central heating and hot water.

**OUTSIDE** The property benefits from large decking areas to both the rear and side, creating excellent outdoor seating and entertaining space. A patio stone area sits adjacent to the decking. The front garden features a series of planted beds, adding colour and kerb appeal.

**GARAGE** A garage provides secure parking or additional storage.

**STORAGE** Beneath the property is a good-sized under-house storage area with electric points, offering excellent workshop or storage potential.



Address 'Westleat Avenue, Paignton, TQ3 3UL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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