



Guide Price £250,000- £260,000

Louville Close, Paignton, TQ4 6RB

A beautifully presented and recently refurbished three bedroom end of terraced family home located within a quiet cul-de-sac in the highly desirable location of Goodrington, Paignton. The home comprises of a welcoming entrance hallway, a spacious lounge/diner, a modern kitchen, a conservatory, three sizeable bedrooms, two modern bathrooms, sun soaked rear gardens and a garage. The property is perfectly situated within easy reach of local shops, restaurants and cafes, schools, Goodrington beach, bus links and more. The property is being offered for sale with no onward chain!



**ENTRANCE HALLWAY** A uPVC double glazed front door opens into a warm and welcoming entrance hall featuring convenient access to the the adjoining rooms, stairs rising to the first floor, thermostat heating control and a gas central heated radiator.

**KITCHEN** A beautifully presented contemporary kitchen offering a range of wall, base and drawer units topped with roll edged work surfaces. Complete with a gas cooker and extractor hood, stainless steel sink and drainer and dedicated space and plumbing for a washing machine, dryer and fridge freezer. Finished with panelled splashbacks and a uPVC double glazed window.



**LOUNGE / DINING ROOM** A bright and generously proportioned living/dining space providing ample room for furniture. Benefits include a fitted storage cupboard, TV and internet points, a uPVC double glazed window and French doors opening seamlessly into the conservatory. Gas central heated radiator.

**CONSERVATORY** A superb additional sitting area with triple aspect uPVC double glazing offering a peaceful place to relax while enjoying views of the sun soaked rear garden. Sliding patio doors lead outdoors.

**DOWNSTAIRS SHOWER ROOM** A newly installed, contemporary shower room featuring a low level WC, pedestal wash hand basin and walk in shower enclosure. Modern panelling, extractor fan and a uPVC obscure double glazed window.

### FIRST FLOOR

**BEDROOM ONE** A spacious primary bedroom positioned to the front of the property with views over the front garden. Includes a uPVC double glazed window and gas central heated radiator.

**BEDROOM TWO** A generously sized second double bedroom overlooking the south facing garden. uPVC double glazed window and gas central heated radiator.

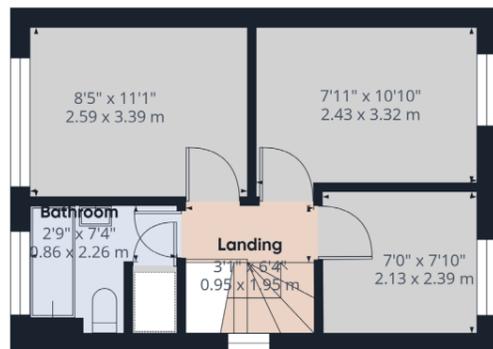
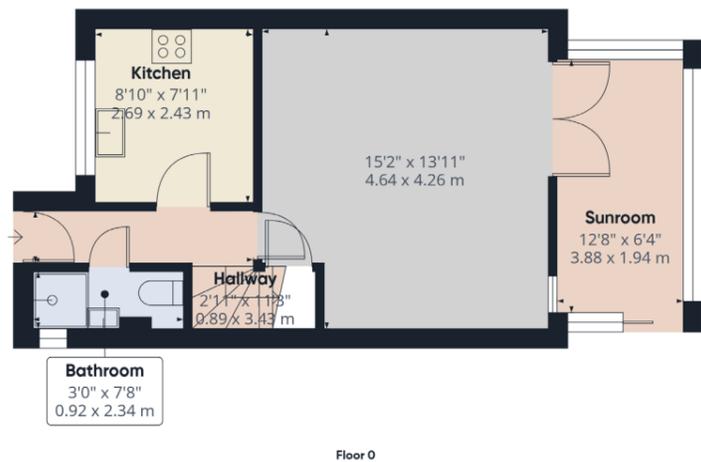
**BEDROOM THREE** A versatile third bedroom also suitable for use as a home office, study or hobby room. Complete with a uPVC double glazed window and gas central heated radiator.

**FAMILY BATHROOM** A modern and well appointed bathroom comprising a low level WC, pedestal wash hand basin and panelled bath. complementary tiling, a deep fitted storage cupboard, a uPVC obscure double glazed window and a gas central heated radiator.

### OUTSIDE

**REAR GARDEN** A delightful south facing rear garden enjoying all day sunshine and designed for low maintenance predominantly laid to decorative pebbled stones.

**GARAGE** A single garage situated within a nearby block featuring a metal up and over door.



Address 'Louville Close, Paignton, TQ4 6RB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Taylor's Estate Agents  
24-26 Hyde Road  
Paignton  
Devon  
Tq4 5by