



GUIDE PRICE £260,000 - £280,000

Roselands Drive, Roselands, Paignton,
TQ4 7BT

A well presented three bedroom semi detached family home located within the popular Roselands residential area of Paignton. The property comprises of a large living room, a dining room, modern kitchen, three bedrooms, a family bathroom, loft room, sunny rear gardens and off road parking. The home is ideally situated within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, bus links, and more. The property is being offered for sale the no onward chain!



LIVING ROOM A uPVC front door opens into a bright and spacious living room, offering ample space for a range of furnishings. Stairs rise to the first floor, while a large uPVC double glazed window overlooks the front garden, allowing plenty of natural light to flood the room. A gas central heating radiator, and a wide archway leading seamlessly into the dining room.



DINING ROOM A generously proportioned dining room flowing naturally from the living room, creating an ideal space for both family living and entertaining. The room comfortably accommodates a 6 seater dining table and features uPVC double glazed sliding patio doors opening directly onto the rear garden.

KITCHEN A modern fitted kitchen featuring a range of wall, base and drawer units with roll edge work surfaces over. The kitchen incorporates a stainless steel sink and drainer, space and plumbing for a washing machine, space for a fridge freezer, a gas cooker with hob and extractor hood above, and a Worcester boiler. Dual aspect uPVC double glazed windows provide an abundance of natural light.

FIRST FLOOR

BEDROOM ONE A spacious principal bedroom situated to the front of the property, offering ample room for a range of bedroom furniture. Features include a large uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned double bedroom overlooking the sunny rear garden, complete with a uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE A good sized single bedroom, ideal as a child's bedroom, home office or study. The room benefits from a uPVC double glazed window and a gas central heating radiator.

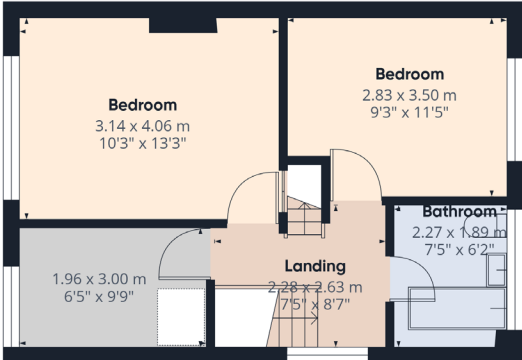
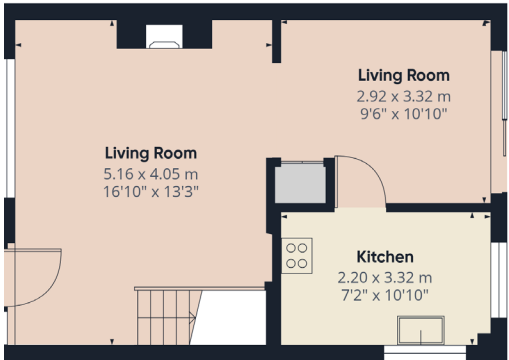
BATHROOM Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. The bathroom also benefits from partially tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

LOFT ROOM Accessed via space saver ladder stairs, the boarded and carpeted loft room provides excellent additional space. Featuring three Velux roof windows and useful eaves storage, this versatile room is ideal for storage, a hobby space or occasional use. (Please note this room is not classed as a bedroom and if wished to be used as a permanent room will require the necessary approval.)

OUTSIDE

REAR GARDEN The property enjoys a south west facing rear garden, designed for ease of maintenance and laid mainly with decorative pebbles. Two generous decked seating areas provide the perfect setting for outdoor entertaining and alfresco dining.

FRONT To the front of the property is a driveway providing off road parking for two vehicles.



Approximate total area⁽¹⁾
93.2 m²
1003 ft²

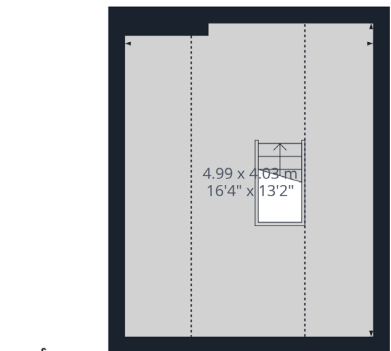
Reduced headroom
10.2 m²
109 ft²

(1) Excluding balconies and terrace

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Address 'Roselands Drive, Roselands, Paignton, TQ4 7BT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '72 | C'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ