







Taylors
sales & lettings

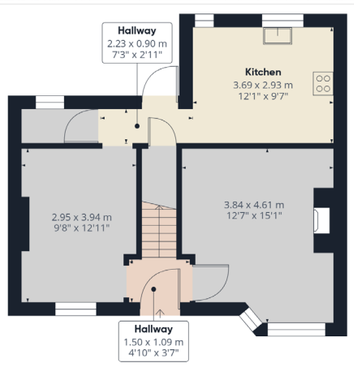
Guide Price £260,000 - £270,000

Hartley Road,
Paignton, TQ4 5PQ

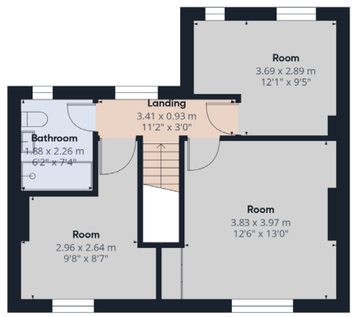
A well presented three bedroom end of terraced family home located within the popular residential area of St. Michael's in Paignton, just 0.7 miles from Paignton town. The property itself comprises of an inner entryway that leads through to the spacious living room and dining room, from there is a modern kitchen and a useful utility, on the first floor is three double bedrooms and a contemporary family shower room. Externally the property benefits from beautifully landscaped rear gardens and off road parking. The property is ideally situated within easy reach of both primary and secondary schools, supermarkets, Paignton town, bus links and more. The home is being offered for sale with no onward chain!







Floor 0



ENTRANCE A front door opens into a welcoming entrance hallway with stairs rising to the first floor, doors leading to the ground floor accommodation and overhead lighting.

LIVING ROOM A bright and spacious living room positioned to the front of the property, offering ample space for a range of furnishings. The room benefits from a television point, uPVC double glazed window and underfloor heating.

DINING ROOM A generously proportioned dining room providing excellent flexibility, with ample space for a 6/8 seater dining table and additional seating. The room benefits from a uPVC double glazed window, underfloor heating and an open entryway leading through to the kitchen.

KITCHEN A modern fitted kitchen comprising a comprehensive range of wall, base and drawer units with work surfaces over. Features include a sink and drainer unit, space for a range style cooker and space for an American style fridge freezer. The kitchen is complemented by a splashback, uPVC double glazed windows and a uPVC double glazed door providing direct access to the rear gardens.

UTILITY ROOM A useful utility room providing space and plumbing for a washing machine, with work surfaces above and a uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE A wonderfully spacious master bedroom positioned to the front of the property, offering an abundance of space for furnishings and benefiting from built in wardrobes, a uPVC double glazed window and underfloor heating.

BEDROOM TWO A generously sized double bedroom overlooking the beautifully landscaped rear gardens. The room benefits from a uPVC double glazed window and underfloor heating.

BEDROOM THREE A surprisingly spacious third bedroom, offering excellent versatility and making an ideal home office or study if required. The room benefits from a uPVC double glazed window and underfloor heating.

SHOWER ROOM A contemporary shower room comprising a low level flush WC, vanity wash hand basin with useful storage beneath and a walk in double shower. The room is finished with complementary aqua panelling and benefits from an extractor fan and uPVC obscure double glazed window.

OUTSIDE

REAR GARDENS A true highlight of the property, the beautifully landscaped rear gardens have been thoughtfully designed for ease of maintenance and entertaining. A large decked area is accessed directly from the kitchen, providing an ideal space for outdoor dining and entertaining. Steps lead down to two areas of artificial lawn, together with a further patio area benefiting from power points, making this an excellent space for alfresco dining, outdoor entertaining or the installation of a hot tub.

FRONT To the front of the property is off road parking for one vehicle, together with a low maintenance landscaped garden to the side.

Address ‘Hartley Road, Paignton, TQ4 5PQ’

Tenure ‘Freehold

Council Tax Band ‘B’

EPC Rating ’70 | C’

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