

Totnes Road, Paignton

£205,000

Centrally located just minutes from the amenities of the town centre, this three-bedroom property offers comfortable living spaces, benefitting from a sun terrace and allocated parking. This inviting home provides an ideal opportunity for those seeking a well-appointed home with level access to the town, railway station, bus station, health surgeries and Goodrington Beach.

Upon entering the property, a reception hall with inset spotlights and stairs leading to the first floor, leads to the the spacious sitting/dining room, which is a light, bright area, featuring dual-aspect UPVC double glazed windows to the front and a skylight, This open-plan space opens in to the thoughtfully designed kitchen with a skylight and inset spotlights, with integrated appliances which include a built-in electric oven, grill, fridge freezer, washer/dryer and dishwasher. A ground floor WC completes this level. The first floor landing leads to three bedrooms and the main bathroom/WC.

Outside, the front of the property boasts a paved sun terrace, enclosed by a modern chrome and glazed balustrade, overlooking communal gardens. This provides a lovely space for outdoor enjoyment. The property also benefits from an allocated parking space, accessed via the rear of the development, offering a level walk to the property. An internal inspection is highly recommend on order to appreciate this superbly presented home and the convenient, central location.

THE ACCOMMODATION COMPRISES, Door with glazed inset to:

RECEPTION HALL - 3.61m x 2.34m (11'10" x 7'8") Inset spotlight, smoke detector, stairs with hand to first floor, radiator with thermostat control, under stairs storage cupboard with light point and housing the heating boiler & hot water tank, and consumer unit, Doors to:

SITTING/DINING ROOM - 7.39m x 3.35m (24'3" x 11'0") Pendant light points, UPVC double glazed window to front aspect, skylight, radiators with control, TV connection point, opening to:

KITCHEN - 2.34m x 2.49m (7'8" x 8'2") Skylight, inset spotlights, smoke detector, fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, wall cabinets, built-in electric oven, built-in grill, integral fridge freezer, integral washer/dryer, integral dishwasher.

GROUND FLOOR WC - 2.03m x 1.02m (6'8" x 3'4") Inset spotlights, extractor fan. Comprising WC, vanity unit with wash hand basin, heated towel rail.

FIRST FLOOR LANDING Inset spotlights, smoke detector, hatch to loft space, radiator with thermostat control, doors, to:

BEDROOM ONE - 3.58m x 3.25m (11'9" x 10'8") Pendant light point, dual aspect with UPVC double glazed windows to front and side, radiator with thermostat control, TV connection point.

BEDROOM TWO - 3.61m x 2.64m (11'10" x 8'8") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.









BEDROOM THREE - 2.62m x 2.15m (8'7" x 7'0") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

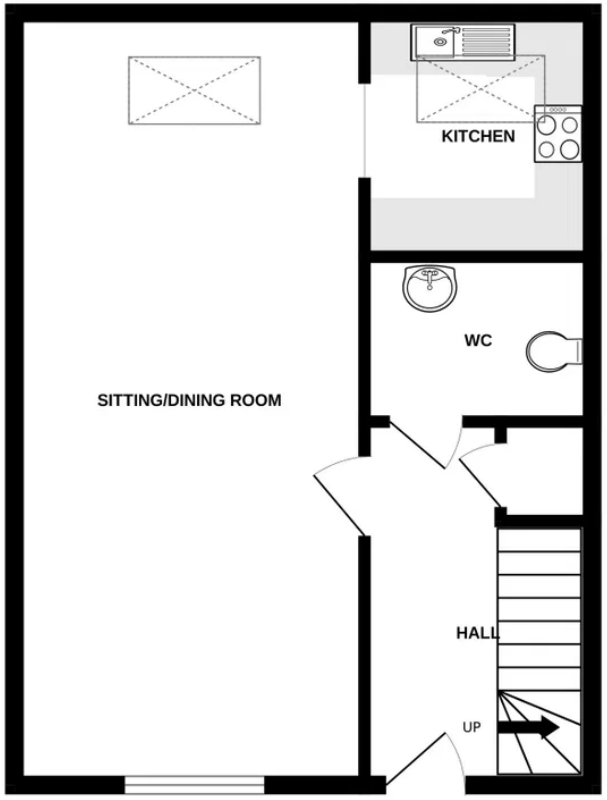
BATHROOM WC - 2.54m x 1.47m (8'4" x 4'10") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, vanity unit with inset wash hand basin, WC, part tiled walls, heated towel rail, shaver socket.

OUTSIDE
At the front of the property is a paved sun terrace enclosed by chrome and glazed balustrade and overlooking the communal gardens. There is allocated parking space accessed via the rear of the of the development and providing a level walk to the property.

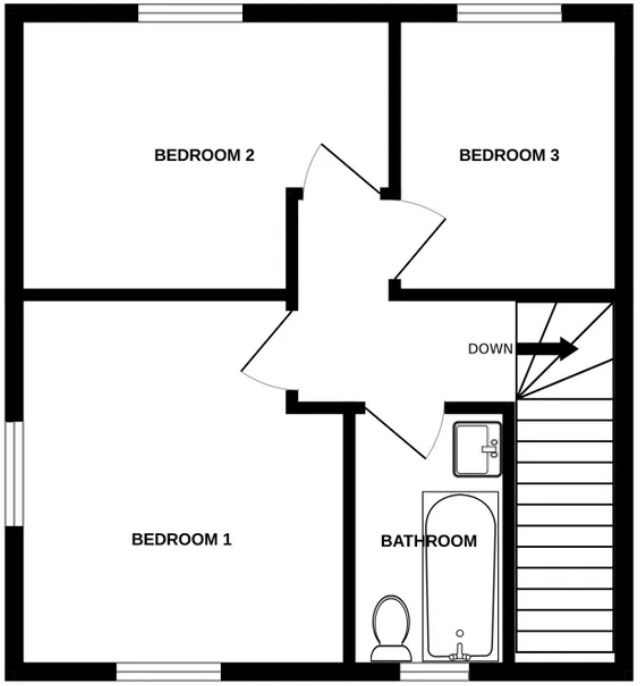
USEFUL INFORMATION

Tenure - Leasehold (990 years remaining)
Age - 2021
Heating – Eco friendly Biomass heating
Drainage - Mains
Windows - Double glazed
Council Tax - B
EPC Rating - C/77 Potential C/77
Broadband - Full Fibre
Mobile - To be confirmed
Service Charge £1,163.05 per annum
Ground Rent £200 per annum
Pets considered and consent is required.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHRISTOPHER SCALES
POWERED BY eXp UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com