



Asking Price Of £320,000

North Rocks Road,
Paignton, TQ4 6LF

A large two bedroom detached house located in the highly desirable location of Broadsands, Paignton. The property comprises of an inner porch that leads through to hallway, a large lounge/diner, a kitchen, two double bedrooms, a shower room, garage and front and side gardens. The home whilst needing refurbishment offers bundles of potential and is perfectly situated within easy reach of local shops, doctors and pharmacies, Galmpton common, Broadsands beach, bus links and more. The property is being sold with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a spacious and entrance porch, featuring triple aspect uPVC double glazed windows. A secondary internal door leads through to the main hallway.

HALLWAY The welcoming hallway provides access to the principal ground floor rooms, with a staircase rising to the first floor and a gas central heating radiator.

LOUNGE / DINING ROOM A generously proportioned and light filled lounge/dining area offers excellent space. The living area features an archway leading into the dining space, which in turn connects to a distinctive bar area complete with fitted shelving and a charming porthole style window into the dining room. The lounge benefits from dual aspect uPVC double glazed windows and a fireplace with a stone surround. The dining area has a uPVC double glazed window and direct access to the garden.

KITCHEN The fitted kitchen comprises a range of wall, base, and drawer units with roll edge work surfaces. Features include a 1.5 bowl stainless steel sink and drainer, space for a cooker, under counter appliance, and a fridge freezer. Additional benefits include tiled splashbacks, a deep pantry cupboard, a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A three piece suite comprising a low level WC, pedestal wash hand basin, and a double shower. Finished with aqua panelling, the room also includes a uPVC obscure double glazed window, a fitted storage cupboard, and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A spacious principal bedroom enjoying picturesque sea views towards Ellbery Cove. The room features built in wardrobes and drawers, triple aspect uPVC double glazed windows, a gas central heating radiator and access into:-

EN-SUITE CLOAKROOM Fitted with a low level WC and a vanity wash hand basin with storage beneath.

BEDROOM TWO A second generously sized double bedroom, comparable in scale to the main room, offering built in wardrobes and drawers, dual aspect uPVC double glazed windows, a shower unit and a gas central heating radiator.

OUTSIDE

GARDENS The property is set within a large garden wrapping around the front and side. A patio area accessed directly from the dining room, provides an ideal setting for alfresco dining, with steps leading down to a sweeping lawn bordered by a variety of mature shrubs and planting.

GARAGE A single garage with a metal up and over door.



Address 'North Rocks Road, Paignton, TQ4 6LF'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '59 | D'

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