



Offers Over £260,000

York Road, Paignton,  
TQ4 5NS

Situated within a quiet, private and gated cul-de-sac, located in the Goodrington area and only a short walk to the beach, this well-presented three bedroom home offers a peaceful setting with the added benefit of off-road parking and a garage. Enjoying views over nearby allotments, the property benefits from a semi-rural feel whilst still being within walking distance of the town, local schools and GP surgeries. The home also features a versatile insulated outhouse, ideal for a range of uses including a home office, studio or hobby room.



## GROUND FLOOR

**ENTRANCE** Accessed via a composite front door leading into the main hallway.

**HALLWAY** A welcoming entrance hallway finished with wood effect flooring throughout and built-in understairs storage cupboards.

**KITCHEN / DINER** A spacious and practical kitchen diner fitted with lino flooring, spotlights and radiator. The kitchen comprises an electric oven, electric hob with extractor fan, integrated dishwasher, space for a fridge freezer and washing machine, tiled splashback walls and a UPVC double glazed window. The room also houses the combination boiler and offers ample space for a good sized dining table and chairs.

**DOWNSTAIRS WC** Fitted with WC, vanity hand wash basin, radiator and UPVC double glazed frosted window. Additional features include tiled splashback walls and the electric consumer unit.

**LOUNGE** A bright and generously sized lounge benefiting from large UPVC double glazed patio doors opening directly onto the rear garden. The room also features a working log burner with lined chimney and radiator.

## FIRST FLOOR

**BEDROOM THREE** A single bedroom with radiator, UPVC double glazed window and built-in wardrobe cupboard.

**BEDROOM ONE** A great sized double bedroom overlooking the allotments, providing an attractive country-style outlook with surrounding vegetation. The room offers space for large wardrobe units, radiator and UPVC double glazed windows.

**BEDROOM TWO** A further great sized double bedroom with space for large wardrobe furniture, radiator and UPVC double glazed window.

**BATHROOM** A bright and modern bathroom fitted with a large walk-in shower unit with marble effect panels, WC, vanity hand wash basin and heated towel rail. Further benefits include spotlights, air filter/extractor and UPVC double glazed frosted window.

## OUTSIDE

**GARDEN** A private west-facing rear garden designed for low maintenance, predominantly laid with patio slabs to create an ideal alfresco seating area. Raised planting beds border one side of the garden, with private side access also provided.

**OUTHOUSE** A fantastic fully insulated multipurpose room benefitting from an eight-year warranty. The space includes spotlights, electric power, electric radiator and UPVC double glazed patio doors, making it suitable for a variety of uses.

**GARAGE** A single garage with up-and-over door, with allocated parking directly in front.

**PARKING** Located within a private and gated turning bay shared by just five houses, offering a secure and enclosed setting with off-road parking.



Address 'York Road, Paignton, TQ4 5NS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '76 | C'

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