







Taylors
sales & lettings

Guide Price £240,000 - £250,000

Meadowsweet Lane,
Paignton, TQ4 7FL

A well presented two bedroom home located within the popular Roselands area of Paignton. The property comprises of a spacious living room, a modern kitchen/breakfast room, a useful downstairs WC, two bedrooms, a family bathroom, sunny gardens and parking. The property is perfectly situated within easy reach of schools, south Devon college, an array of supermarkets, bus links and more.



LIVING ROOM A composite double glazed front door opens into a wonderfully spacious and light filled living room, offering ample space for a variety of furnishings. Double aspect uPVC double glazed windows allow plenty of natural light to flood the room whilst overlooking the front gardens. Stairs rise to the first floor, with a gas central heating radiator.

CLOAKROOM A useful and convenient ground floor cloakroom fitted with a low level WC, pedestal wash hand basin and gas central heating radiator.

KITCHEN/BREAKFAST ROOM A modern and contemporary kitchen/dining room fitted with a range of wall, base and drawer units, complemented by work surfaces. Features include a stainless steel sink and drainer, integrated electric oven and grill, four ring hob with extractor hood, and space and plumbing for a fridge freezer, washing machine and dishwasher. Double aspect uPVC double glazed windows provide plenty of natural light, whilst French doors open directly into the conservatory. There is also ample space for a four seater dining table, making this an ideal space for both everyday living and entertaining.

CONSERVATORY A useful additional space, providing an ideal sitting area with a door leading directly out to the rear garden.



FIRST FLOOR

BEDROOM ONE A spacious bedroom enjoying views over the rear garden. Double aspect uPVC double glazed windows allow for plenty of natural light, with ample space for bedroom furnishings and a gas central heating radiator.

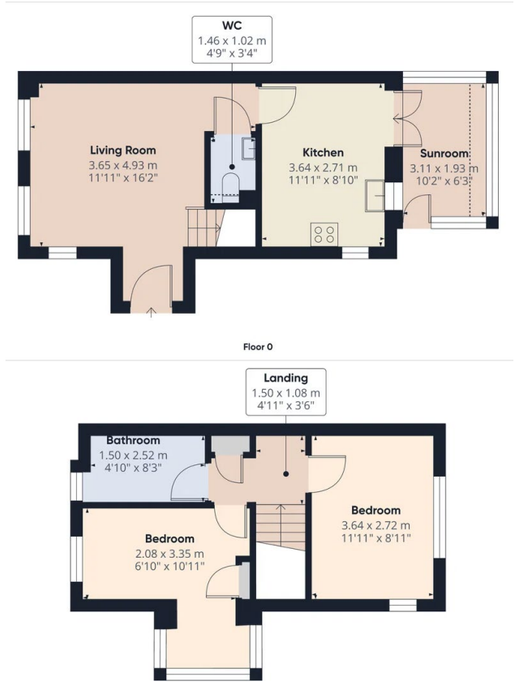
BEDROOM TWO A second generously proportioned bedroom featuring a fitted storage cupboard and double aspect windows. A particularly attractive floor to ceiling uPVC double glazed bay window overlooks the front aspect, creating an ideal space for a reading nook or dressing area. Gas central heating radiator.

BATHROOM A modern family bathroom fitted with a low level WC, pedestal wash hand basin and panelled bath with shower attachment over and glass shower screen. Further benefits include tiled walls, an obscure uPVC double glazed window and gas central heating radiator.

OUTSIDE

REAR GARDEN The rear garden has been thoughtfully designed to offer an attractive yet low maintenance outdoor space. A sizeable patio provides the perfect setting for outdoor dining and entertaining, complemented by a lawned area. The garden also benefits from a useful storage shed and a rear gate.

PARKING Allocated parking for two vehicles.



Address ‘Meadowsweet Lane, Paignton, TQ4 7FL’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ’74 | C’