



St. Michaels Road, Paignton, TQ4 5NA

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£225,000

Offered for sale with **NO ONWARD CHAIN**, this traditional **THREE BEDROOM HOUSE** enjoys a convenient and central position within the popular St. Michaels area of Paignton.

Set back from the road, the property benefits from a generous off-road parking area to the front, providing an excellent first impression as well as practical parking for vehicles.

The location is ideal for families, commuters and those seeking easy access to local amenities. Paignton town centre and seafront is within easy reach, offering a comprehensive range of shops, cafés and leisure facilities, together with excellent transport links including the bus and coach station and mainline railway station. Regular bus services operate close to the property, while a local convenience store is situated just a short walk away. Families will appreciate the proximity to both a local primary school and secondary school, with Morrisons supermarket also conveniently located nearby.

The accommodation is well-proportioned throughout and retains the character of a traditional family home. An entrance hallway welcomes you into the property and leads through to the spacious lounge, featuring a decorative fireplace with fitted cupboards and display shelving to either side, creating an attractive focal point.

A wide square opening connects the lounge to the generous dining room, making this an ideal space for both everyday family living and entertaining.

The dining room also benefits from a recessed area with fitted shelving, adding further character and useful display space.

The kitchen is positioned to the rear of the property and is fitted with a range of wood-effect wall and base units complemented by ample worktop space. There is a freestanding cooker together with space for additional appliances. A door from the kitchen opens directly onto the enclosed L-shaped rear courtyard garden, which provides a private, low-maintenance outdoor space with rear pedestrian access leading towards St. Michaels Park.

On the first floor are three well-proportioned bedrooms together with a family bathroom incorporating a bath with shower over, vanity unit with inset washbasin and W.C.

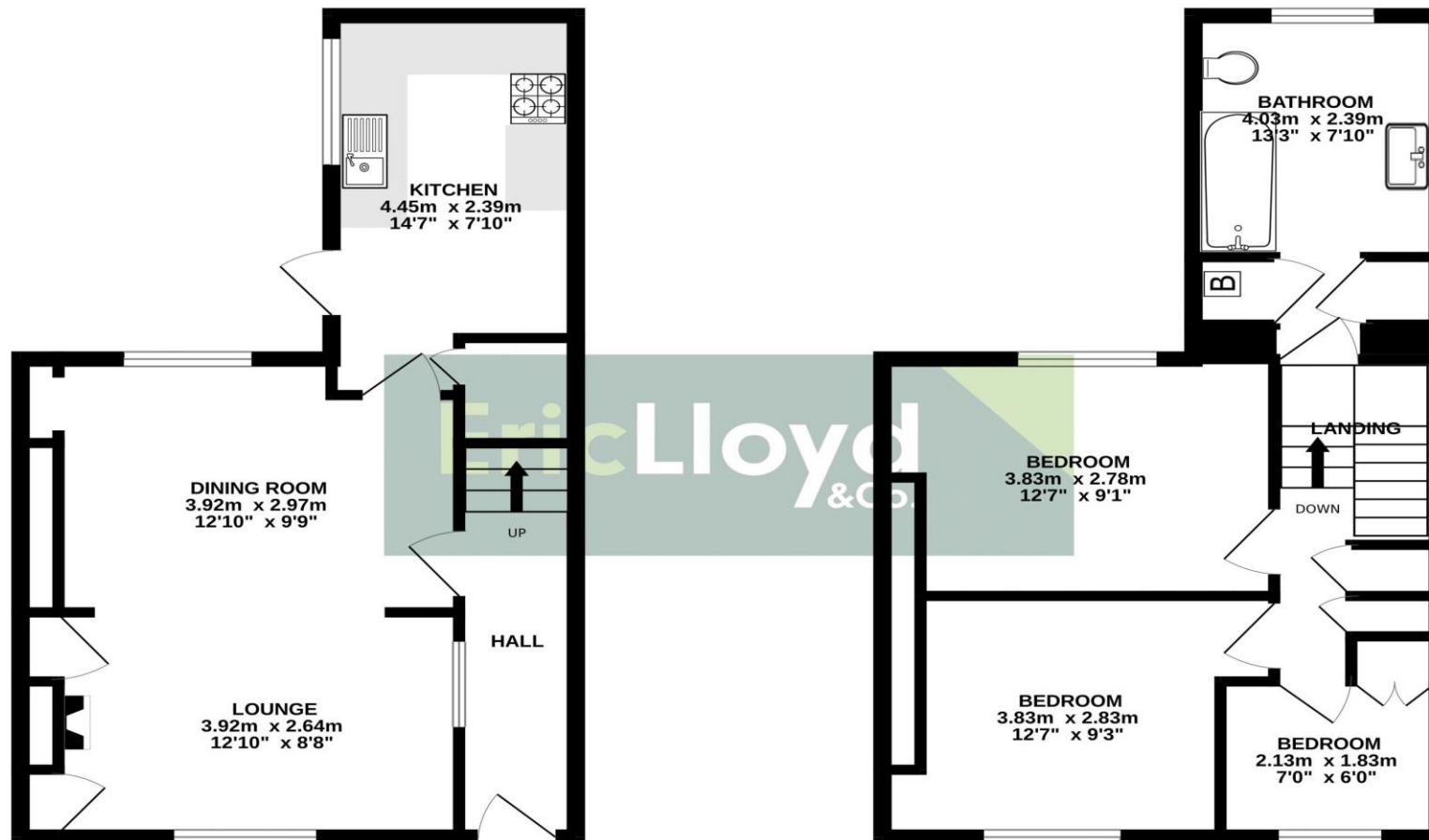
The property further benefits from gas-fired central heating and double glazing throughout, ensuring comfort and efficiency.

This is an excellent opportunity to acquire a well-located family home with spacious accommodation, off-road parking and the advantage of vacant possession. With its convenient setting close to schools, shops, transport links and local amenities, this property is sure to appeal to a wide range of buyers seeking a home they can move into and personalise over time.



GROUND FLOOR
39.9 sq.m. (429 sq.ft.) approx.

1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 79.4 sq.m. (855 sq.ft.) approx.

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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ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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