







Taylors
sales & lettings

Guide Price £230,000 - £240,000

Brixham Road,
Paignton, TQ4 7DW

A well presented three bedroom home located within the popular residential area of Roselands, Paignton. The property comprises of a welcoming entrance hallway, a spacious lounge/diner, a downstairs WC, a fitted kitchen, three bedrooms, a bathroom, low maintenance rear gardens, parking and a garage. The property is ideally situated within easy reach of schools, south Devon college, bus links, an array of supermarkets and more.

www.taylorsestates.co.uk
info@taylorsestates.co.uk
01803 663561







ENTRANCE A composite double glazed front door opens into an entrance porch, with a further internal door leading through to the main hallway.

HALLWAY A welcoming entrance hallway with stairs rising to the first floor and doors leading through to the adjoining accommodation.

KITCHEN A galley style kitchen fitted with a range of wall, base and drawer units, complemented by roll edged work surfaces over. Features include a stainless steel sink and drainer and space for an under counter fridge, freezer and washing machine. Further benefits include tiled splashbacks, a uPVC double glazed window and uPVC double doors providing direct access to the rear garden.

LOUNGE/DINER A bright and spacious reception room offering ample space for both lounge and dining furnishings, making it ideal for everyday family living and entertaining. The room benefits from a TV point, dual aspect uPVC double glazing to both the front and rear aspects, allowing for plenty of natural light, together with gas central heating radiators.

CLOAKROOM A useful ground floor cloakroom fitted with a low level WC, wall mounted wash hand basin with storage beneath and a window.

FIRST FLOOR

BEDROOM ONE A spacious principal bedroom situated to the front aspect of the property, offering ample space for bedroom furnishings. Further benefiting from a uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A generously proportioned second double bedroom enjoying a pleasant outlook towards the surrounding woodland. The room also benefits from a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A versatile third bedroom, ideally suited for use as a child's bedroom, home office or hobby room. Complete with a uPVC double glazed window and gas central heating radiator.

BATHROOM A three piece bathroom suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Further features include uPVC double glazed obscure window and chrome heated towel rail.

OUTSIDE

GARDEN A sunny, low maintenance rear garden, predominantly laid to patio and providing an ideal space for outdoor dining and entertaining. A useful gate provides access through to the property's off road parking and garage.

Address 'Brixham Road, Paignton, TQ4 7DW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'