

Curledge Street, Paignton, TQ4 5BA



Open the front door and enter an exceptional home. This four bedroom bay fronted **TERRACED HOUSE** has been the subject of an extensive programme of refurbishment and re-fitting over the last ten years with the most recent works being completed as recently as 2023. Of particular note are the new roof in 2022, the rear flat roof with a 30 year warranty from 2018 plus new rendering in 2019. The ground floor offers two generous size reception rooms, an outstanding fully fitted kitchen/breakfast including solid oak worktops, plus a further room behind linking to a utility/cloakroom. The first floor offers three double bedrooms, with the main front bedroom being exceptionally generous in size, plus the house bathroom. The top floor completes the accommodation with a large loft room. There is gas fired central heating and double glazing. At the rear is a slate paved courtyard garden with steps up to a double width block paved parking area. Curledge Street is a handy level location being within easy walking distance of the town centre, with the sea front and harbour being just a little further. Viewing highly recommended.

£275,000 Freehold

GROUND FLOOR with oak laminate flooring

ENTRANCE VESTIBLE

uPVC front door. Half glazed inner door to:

HALLWAY

Stairs to first floor. Useful understairs open storage space.

LOUNGE 15' 0" into bay x 11' 10" (4.57m x 3.60m)

Feature reproduction fireplace and surround with living flame fire.

DINING ROOM 12' 6" x 9' 8" (3.81m x 2.94m)

Currently used as a work room.

KITCHEN/BREAKFAST ROOM 15' 6" x 10' 0" (4.72m x 3.05m)

Exceptionally fitted with a generous range of cream faced units and solid oak work tops and up-stands. "Island" unit with induction hob, pyrolytic self cleaning oven and cylindrical canopy over. Integrated fridge, freezer and dishwasher. Cupboard housing gas fired boiler - new 2018. Door to:

FURTHER GROUND FLOOR ROOM 10' 2" x 10' 0" (3.10m x 3.05m)

Currently used as storage space. Door to side. Off:

UTILITY ROOM AND CLOAKROOM 9' 8" x 4' 8" (2.94m x 1.42m)

Fitted with matching units and worktops. Stainless steel sink. Space for washing machine. Concealed flush W.C.

FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM 1 16' 0" into recess x 12' 6" (4.87m x 3.81m)

Twin southerly facing windows to the front.

BEDROOM 2 12' 8" x 9' 8" (3.86m x 2.94m)

BEDROOM 3 10' 2" x 8' 8" plus door recess (3.10m x 2.64m)

Striking brick faced chimney breast feature. Door opens to roof area.

BATHROOM/W.C.

Tiled walls. Panelled bath with electric shower unit.

Bathroom unit with basin and concealed flush W.C. Heated towel rail.

SECOND FLOOR

LANDING

LOFT BEDROOM 4 13' 9" x 11' 3" (4.19m x 3.43m)

overall part limited headroom Twin Velux roof windows. Display alcoves. Access to large loft storage area.

OUTSIDE

Steps lead up to the front door flanked by granite chippings. Slate paved courtyard area to the rear with steps leading up to:

DOUBLE WIDTH PARKING AREA

Block paved with access via a shared private rear lane from Curledge Street.

BROADBAND AND MOBILE

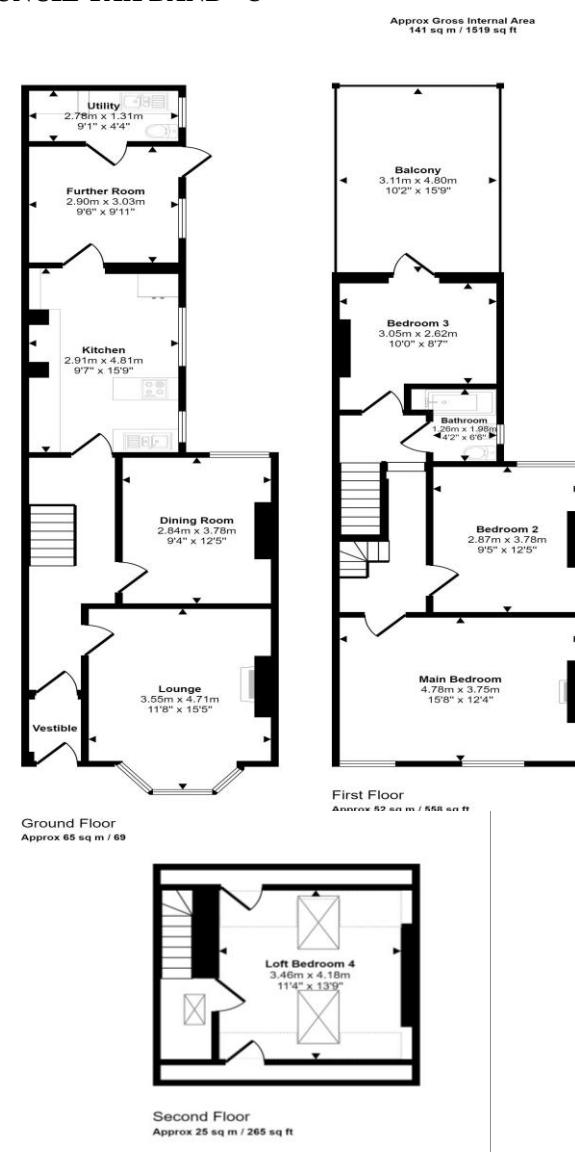
The Ofcom website indicates that ultrafast broadband and good mobile coverage is available in this area.

NOTE

There are day time parking restrictions as well as vehicular access restrictions at school drop off and collection times in Curledge Street. Residence are exempt from this, but encouraged to avoid these times where possible.

EPC RATING D

COUNCIL TAX BAND C



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref C0005527 Written by: JB