

## Sturcombe Avenue, Roselands, Paignton, TQ4 7EB



Deceptive from a roadside glance, this four bedroom **SEMI DETACHED HOUSE** which occupies corner plot gardens, is situated in the popular Roselands area of Paignton with easy access to local shopping facilities and primary and secondary schools. Paignton town center is approximately 2 miles distant with its lovely sea front, beach, pretty harbour and array of shops.

The house, ideal for a growing family, offers light and airy spacious accommodation having open plan living/dining and fitted kitchen with generous conservatory to the rear. There are four double bedrooms in total, one on the ground floor with en suite shower room/w.c. and three on the first floor along with family bathroom/w.c. Gas fired heating is installed along with double glazed windows and doors. The corner plot gardens offer ample space and an abundance of parking is available at the front of the house as well as in front of the good size detached garage which can be used for a garage or office space.

Internal viewing is highly recommended. **NO CHAIN.**

**£299,500 Freehold**

**ENTRANCE PORCH** Double glazed entrance door and window to side. Laminate flooring. Courtesy light. Inner door opens to...

### **LOUNGE/DINING ROOM 25' 9" x 10' 7"**

**(7.84m x 3.22m)**

Laminate flooring. Full length double glazed window to front. Fire surround and tiled hearth with fitted gas fire. Radiator. Double glazed French doors opening to the conservatory. Recess with staircase to the first floor having a cupboard beneath with plumbing for washing machine. Open plan to...

### **KITCHEN 10' 1" x 8' 10" (3.07m x 2.69m)**

Range of fitted high gloss, wood grain effect wall and base cupboards. White roll edge working surfaces and inset ceramic sink and drainer. Built in electric oven with gas hob and cooker hood over. Integral dishwasher. Tiled surrounds. Double glazed window. Tiled floor.

### **CONSERVATORY 15' 8" x 9' 9" (4.77m x 2.97m)**

Double glazed windows and French doors open to the rear garden. Glass roof. Tiled floor. Vertical radiator. Lights and power points.

### **GROUND FLOOR BEDROOM 4 12' 4" x 7' 3"**

**(3.76m x 2.21m)**

Double glazed window to front. Radiator. Door to...

### **EN SUITE SHOWER ROOM/W.C.**

Shower enclosure with independent 'Mira' electric shower and Bi-Fold entry door. Wall mounted basin and low level W.C. Extractor fan.

### **FIRST FLOOR LANDING** Loft access hatch.

### **BEDROOM 1 13' 7" x 10' 7" (4.14m x 3.22m)**

Double glazed window to front. Radiator.

### **BEDROOM 2 11' 9" x 10' 8" (3.58m x 3.25m)**

Double glazed window to rear. Radiator.

### **BEDROOM 3 10' 8" x 7' 11" (3.25m x 2.41m)**

Double glazed window to front. Radiator.

### **BATHROOM/W.C.**

White suite comprising panelled bath, low level W.C. and pedestal wash basin. Shower enclosure with independent electric 'Mira' shower. Heated towel rail. Extractor fan. Two double glazed windows. Cupboard housing 'Worcester' combination boiler.

**OUTSIDE** To the front of the house there are two gravelled areas and steps down to the front entrance with paved area adjacent to the house. A lawn to the side of the house extends down towards the garage and parking.

The rear garden is enclosed with low wall and fencing along with a pedestrian gate. A raised balcony runs along the rear of the conservatory with access down to the garden. The garden has two lawns and various flowerbeds. Garden shed.

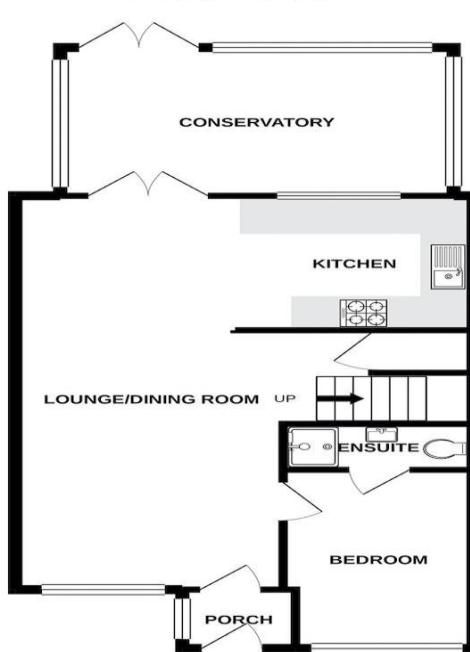
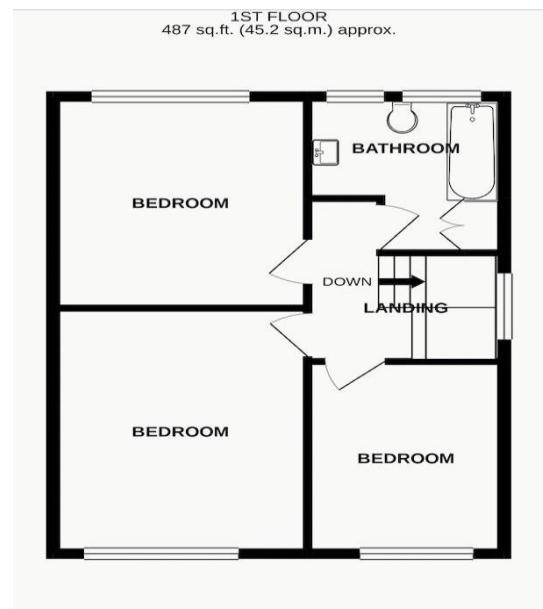
### **DETACHED GARAGE/OFFICE 22' 3" x 8' 4"**

**(6.78m x 2.54m)**

Up and over door to front with ample off road parking. The garage has been lined with plasterboard and ample power points and inset lighting are installed. Double glazed French doors give access to the rear garden.

**ENERGY RATING D**

**COUNCIL TAX 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.

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