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Gibson Road, Paignton, TQ4 7LT

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# £325,000 Freehold

Situated at Gibson Road, Paignton, this **FOUR BEDROOM HOME** represents an exciting opportunity for buyers seeking a property with significant scope to add value.

Offered with **NO ONWARD CHAIN**, the house is an unfinished project that already benefits from substantial building works, providing a strong foundation for those wishing to complete and tailor a spacious family home to their own specification. The property has been extended to both the rear and side, with construction partially completed. The rear extension has been added to increase the overall living space, while the single-storey side extension, once finished, will provide the potential for two additional bedrooms or reception rooms, along with a separate W.C. These extensions considerably enhance the footprint of the house and offer flexible accommodation options, ideal for growing families, multigenerational living, or those needing home office space.

Internally, the original house offers a well-balanced layout. An entrance porch leads into the main accommodation. On the ground floor there is a bedroom to the front, which was formerly the garage and now provides useful ground-floor living or guest accommodation.

The lounge is a comfortable space, featuring an attractive electric log burner that creates a focal point and adds warmth and character. From here, a staircase rises to the first floor.

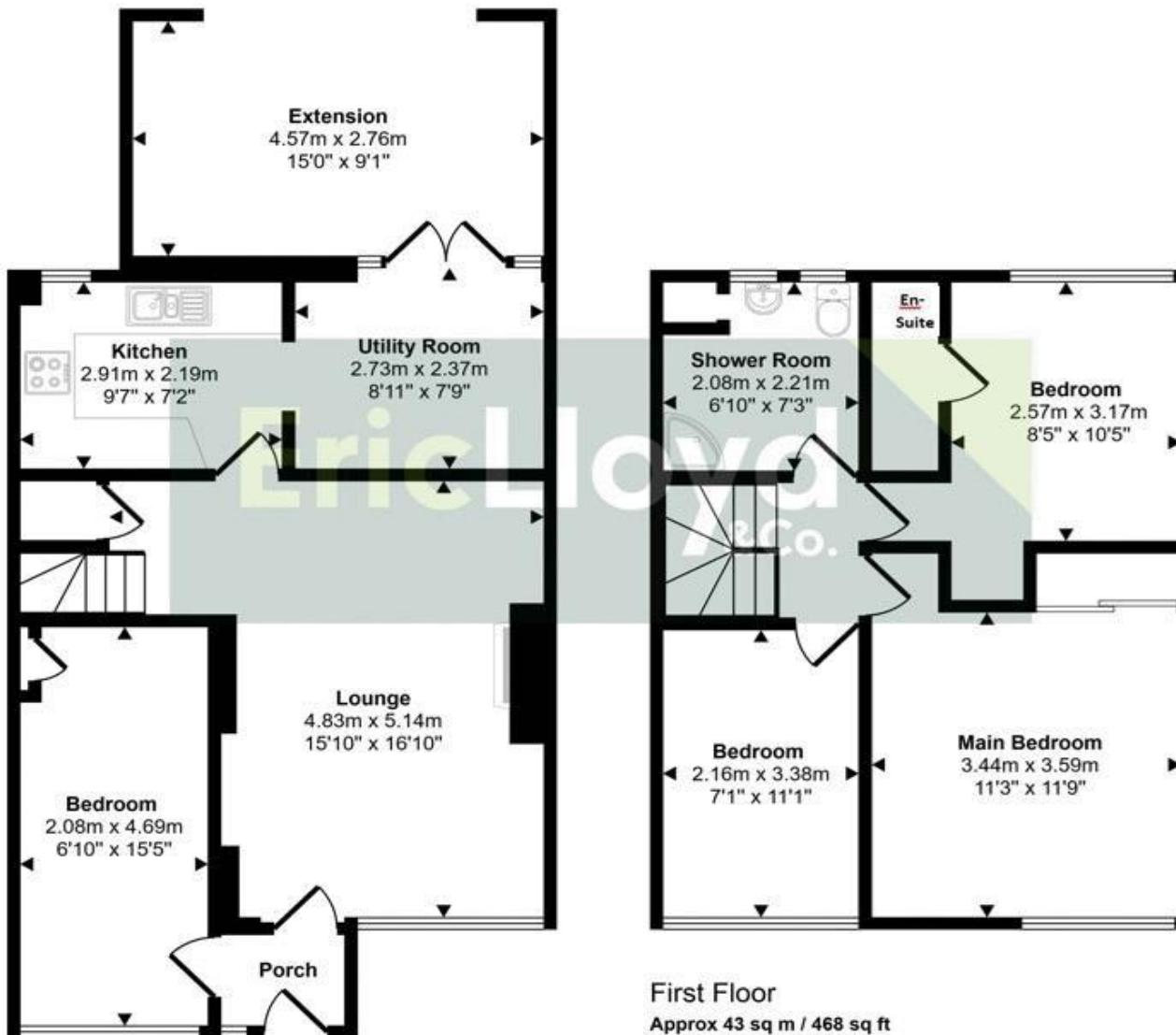
To the rear of the property lies the kitchen, which opens into a utility room. Both areas have doors leading directly into the rear extension, allowing for seamless integration once building works are completed. This layout offers the potential to create an impressive open-plan kitchen and family area, subject to final design choices.

The first floor comprises three good-sized bedrooms, one of which benefits from an en-suite shower room. In addition, there is a separate family shower room, ensuring practical and convenient facilities for family living.

Externally, the property enjoys gardens to the front, side, and rear, offering ample outdoor space. The rear garden is a particular highlight, enjoying a sunny southerly aspect, making it ideal for outdoor dining, entertaining, or simply relaxing in the sun once landscaping is completed.

Overall, this property offers lots of potential for buyers prepared to finish and personalise an ongoing project. With generous accommodation, extensive extensions already underway, and a desirable sunny garden, this is a rare chance to create a substantial home in a popular Paignton location.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard superfast and ultrafast broadband is available and that mobile performance is as follows: THREE 82% /EE 78% /VODAPHONE 70% /02 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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