

## Blatchcombe Road, Paignton, TQ3 2JY



A deceptively spacious, extended, **THREE BEDROOM END TERRACE HOUSE** located in the popular area of Blatchcombe, within easy reach of highly regarded Oldway Primary School, and a regular bus service and Paignton town centre with its seafront, beach and harbour. There is also good access for the ring road and South Devon Expressway. The well presented accommodation offers a great space for a growing family, having a welcoming lounge with bay window to front, great size dining room which opens to the fitted kitchen and conservatory to rear which is currently used as a playroom. There is also a secondary W.C. on the ground floor. The first floor provides three bedrooms (two doubles and one single, along with family bathroom/w.c. Gas fired central heating is installed along with double glazing. Outside there are easy to maintain front and rear gardens, the rear is enclosed with gate for side access. Internal viewing is highly recommended.

### £245,000 Freehold

## GROUND FLOOR

### ENTRANCE HALL

Wood effect flooring. Meter cupboard. Staircase to the first floor with understairs cupboard and CLOAKS/W.C.

### LOUNGE 12' 8" x 12' 0" (3.86m x 3.65m) max.

A comfortable and welcoming lounge with double glazed bay window to front. Radiator. Wood style flooring continuing. Two shelved recesses.

### DINING ROOM 12' 5" x 11' 5" (3.78m x 3.48m) max.

Good size family dining room with fire surround feature and two recesses to side with built in cupboards. Radiator. The dining room opens to the kitchen and has a square opening to:

### CONSERVATORY 6' 5" x 9' 5" (1.95m x 2.87m)

Sliding patio doors opening to the rear garden. Fitted roof blinds.

### KITCHEN 16' 9" x 7' 3" (5.10m x 2.21m) max.

The kitchen is fitted with a good range of wall and base cupboards, roll edge working surfaces and inset one and a half bowl stainless steel sink and drainer. Built in electric oven/grill with four burner gas hob to side with cooker hood over. Space for fridge/freezer. Plumbing/space for washing machine/tumble dryer. Wood effect flooring. Double glazed window and door to side access.

### FIRST FLOOR.

Landing with loft access hatch and double glazed window. Doors to:

### BEDROOM 1 13' 9" x 11' 5" (4.19m x 3.48m)

Double glazed bay window to front. Radiator.

### BEDROOM 2 10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to rear. Radiator.

### BEDROOM 3 8' 6" x 7' 0" (2.59m x 2.13m) max.

Double glazed window to front. Radiator.

### FAMILY BATHROOM/W.C.

Comprising suite of panelled bath, pedestal washbasin and low level W.C. Shower enclosure with independent electric shower. Tiled surrounds and flooring. Heated towel rail. Double glazed window.

### OUTSIDE

To the front of the house there are steps leading to a small low maintenance garden.

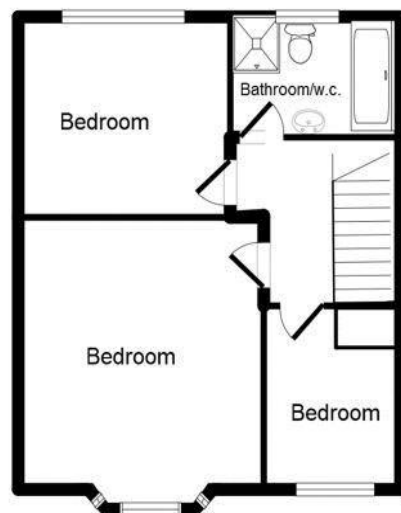
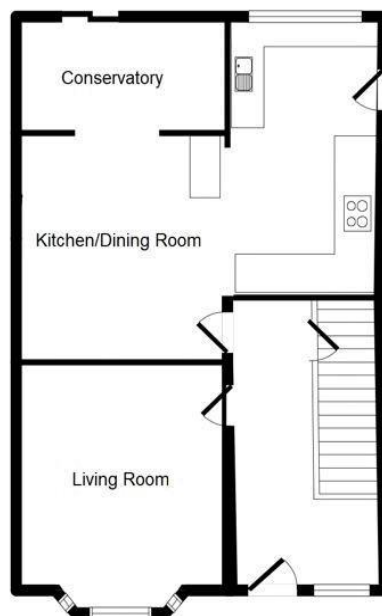
### REAR GARDEN

An enclosed, elevated rear garden with decked seating area and artificial grass. Water Tap. Gate to side access.

### COUNCIL TAX BAND: B

### ENERGY RATING: D

**NOTE:** The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for coverage in this area.



## 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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