



Harberton Close | Paignton | TQ4 7EA

Asking Price Of £300,000

A substantially sized three bedroom home situated in the ever popular area of Roselands, Paignton. The property offers an entrance porch way, a spacious dining room, an incredibly large living room, kitchen, a WC, three bedrooms, a family bathroom, a great sized level rear garden, a vast amount of off road parking and studio. The property is positioned just a short walk from schools, south Devon college, supermarkets, shops, travel links and more.

- CORNER PLOT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LEVEL REAR GARDENS
- LARGE ACCOMMODATION
- SOUGHT AFTER ROSELANDS LOCATION

ENTRANCE PORCH A uPVC double glazed front door opening into the spacious inner porch way with tiled flooring, overhead lighting, fuse box, gas central heated radiator and double French doors opening into:-

DINING ROOM - 5.7m x 3.31m (18'8" x 10'10") An incredibly sized family dining room with space for ample furniture, overhead lighting, stairs leading to the lower floor accommodation, doors leading to the adjoining rooms, uPVC double glazed window and a gas central heated radiator.

WC A low level flush WC and a wall mounted wash hand basin with complimentary tiled walls and flooring, uPVC obscure double glazed window and a gas central heated radiator.

KITCHEN - 3.06m x 2.95m (10'0" x 9'8") A bright and sizeable kitchen with a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric double oven and five ring gas hob with extractor hood above. An integrated fridge freezer and space and plumbing for a dishwasher. Tile backsplash and a uPVC double glazed window with wonderful countryside views.

LOUNGE - 6.71m x 3.55m (22'0" x 11'7") A phenomenally large family living room with an abundance of space for furniture, a beautiful open outlook across the countryside. Double aspect uPVC double glazing with uPVC double glazed windows the front aspect and tilt and turn patio doors opening out onto the Juliet balcony. Tv and internet points and a gas central heated radiator.

Address 'Harberton Close, Paignton, TQ4 7EA'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '73 | C'

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LOWER GROUND FLOOR

BEDROOM ONE - 4.21m x 3.51m (13'9" x 11'6") An incredibly large master bedroom overlooking the rear gardens. A vast amount of room for furniture, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.66m x 3.25m (12'0" x 10'7") A further generously sized double bedroom this time to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.29m x 2.55m (10'9" x 8'4") Another great sized double bedroom with a uPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A sizeable family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a corner jacuzzi bath and a double shower unit. Complimentary tiled walls and flooring, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A sunny, enclosed and level rear garden that boasts a sizeable patio area perfect for outdoor dining and entertaining whilst taking in the magnificent countryside view whilst the rest of the garden is predominantly laid to lawn. A mature shrub boarder, a raised fish pond and side access.

STUDIO - 2.96m x 1.57m (9'8" x 5'1") A great sized studio that is currently being used as a hair studio but would also make an ideal home office. Overhead lighting and electrical points.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.