



Waterleat Avenue | Paignton | TQ3 3UJ

Asking Price Of £210,000

A beautifully presented two bedroom home located within a convenient location just outside of Paignton town. The property comprises of a welcoming entrance porch way, a large and light living room, a spacious kitchen/diner, two double bedrooms, a sizeable family bathroom, south east facing rear gardens, a garage and off road parking. The home is closely located to a wide variety of amenities such as schools, supermarkets, Paignton zoo, bus links, local shops, Primley woods and much more. The property is being offered with no onward chain!

- NO CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING
- SOUTH EAST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT

ENTRANCE A uPVC double glazed front door opening into a welcoming inner porch way with uPVC obscure double glazed windows to the side, overhead lighting and a secondary door opening into:-

LIVING ROOM - 4.88m x 3.29m (16'0" x 10'9") A brilliantly bright and spacious living room to the front aspect of the property. Tv and internet points, uPVC double glazed windows overlooking the front gardens and an electric heated radiator.

KITCHEN/DINER - 4.86m x 3.06m (15'11" x 10'0") A large and modern kitchen/diner with a range of overhead, base and drawer units with roll edged work surface above. A 1 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated and a four ring induction hob with extractor hood above. An integrated fridge freezer and space and plumbing for a washer dryer. Complimentary tile backsplash, deep under stairs storage/pantry cupboard, space for a 6 seater dining table, stairs rising to the first floor and an electric heated radiator. uPVC double glazed windows overlooking the rear gardens and a door leading out to the rear porch.

#### FIRST FLOOR

BEDROOM ONE - 4.86m x 3.38m (15'11" x 11'1") An exceptionally large master bedroom to the front aspect of the property with a great open outlook across the surrounding area. Built in wardrobe, uPVC double glazed window and an electric heated radiator.



BEDROOM TWO - 3.16m x 2.88m (10'4" x 9'5") A further generously sized double bedroom overlooking the well-manicured rear gardens. Built in wardrobes, uPVC double glazed window and an electric heated radiator.

BATHROOM A sizeable family bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a uPVC obscure double glazed window, mirror fronted medicine cabinets and a chrome heated towel rail.

OUTSIDE A sun soaked south east facing rear garden that has been thoughtfully designed for ease of maintenance with the gardens being predominantly laid to pebble stones with a variety of mature shrubs and plants. Rear gate access leading out to the garage and parking.

Address 'Waterleat Avenue, Paignton,  
TQ3 3UJ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

#### Contact Details

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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.