



Blatchcombe Road | Paignton | TQ3 2JS

Asking Price Of £335,000

A superb 4 bedroom detached family house located a short walk from Paignton town and sea front, within easy reach of the Devon Express Way to Exeter and beyond. This stylish house was built in 2015 to a high standard offering a fantastic kitchen/breakfast room/diner, being well appointed with a range of integrated Indesit appliances, downstairs w/c and a lounge opening on to a second reception which is ideal as a second lounge, study or games room. There are 4 double bedrooms with the master having a quality en-suite shower room along with a contemporary family bathroom. With double glazing and central heating throughout coupled with solar panels keeps the running costs to a minimum. There is generous parking for approx 3-4 cars and a lawned rear garden having a good degree of privacy along with a great raised sun deck perfect for summer barbecues and entertaining. For those wanting a modern home in a convenient location this property is a 'must view' house.

- DETACHED HOUSE
- BUILT 2015
- OPEN PLAN KITCHEN/BREAKFAST ROOM/DINING ROOM
- DOUBLE GLAZED CENTRAL HEATED GARDENS
- PARKING APPROX 3-4 CARS



Reception Area: Built in storage/coat cupboard with small door, leading to the under stairs, storage area.

Kitchen/Breakfast Room - 4.2 m x 3.2 m at widest points. The kitchen is fitted with an excellent range of modern wall and base units with white counter-tops and splashbacks over. There is a range of integrated Indesit appliances including a mirror fronted double oven and grill, induction hob with stainless steel cooker hood over, dishwasher and fridge freezer. To the counter-tops it is under cabinet lighting plus there are inset spotlights to the ceiling, a double glazed window to the front aspect and oak veneered flooring. From the kitchen area is a large oak breakfast bar and adjoining this is a cupboard with plumbing for washing machine and space for tumble dryer along with storage space. The breakfast bar area is open to a spacious dining area measuring 7.0 x 4.4 m, (approximately) which will easily accommodate a 6-8 seater table. There is a double glazed window overlooking the rear garden and glazed bi fold doors leading to the second reception room. Continuation of oak veneered flooring Downstairs W/CA modern white suit comprising; close couple WC with vanity unit and chrome mixer tap over. Tiled flooring. Chrome ladder radiator. Double glazed window.

Lounge - 5.4 m x 3.3 m at widest points. A well proportioned bright lounge with a deep bay double glazed bay window overlooking the front. There are bi-fold doors opening in to the sitting room along with oak veneered flooring. TV point. Radiator. Spotlights to ceiling.

Sitting Room/Study - 4.5 m x 2.2 m at widest points. A lovely bright room having two double glazed windows overlooking the rear garden and double glazed patio doors leading to outside. There are bi fold doors leading to both the lounge and dining areas respectively. Radiator. Spotlights to ceiling. A central doglegged staircase leads to;

First Floor landing - Double doors open to a large airing cupboard, housing the hot water tank and digital programmer for central heating and hot water. Access to loft.

Bedroom 1 - 3.7 x 2.8 m. A large double bedroom with a range of built-in mirror fronted wardrobes to one wall. Double glazed window to the rear aspect, radiator. Door to;

En-suite Shower Room - A modern en-suite shower room, having a double shower cubicle with acrylic panelling to the walls and chrome mains shower, fitment and glass doors. There is a vanity unit with inset wash hand basin with chrome mixer tap and acrylic splash back. Close coupled WC. Chrome ladder radiator. Tiled flooring. Double glazed window.

Bedroom 2 - 3.7 x 3.1 m. Another good double bedroom with a range of built in wardrobes to one wall. Double glazed window. Central heating radiator.

Bedroom 3 - 4.4 x 2.3 m. Again a double bedroom with double glazed window to the front aspect and central heating radiator Bedroom 4 4.6 x 2.4 m. A double bedroom with double aspect double glazed windows, plus double glazed French doors with a Juliet balcony overlooking the rear garden. Media wall with built-in desk area making this the perfect students bedroom. Alternatively it could be used as an office for those working from home. Radiator.

Bathroom - The family bathroom has been beautifully appointed with a modern white suite, comprising a panelled bath with mains shower, fitment and glass splash screen over with toiletry shelf. There is a contemporary all in one vanity unit with inset wash and basin and chrome mixer tap over plus close, coupled WC with dual flush and concealed cistern. The walls and floors are both tiled plus there is a chrome ladder radiator, spotlights to the ceiling and a double glazed window.

Outside - Parking A five bar gate leads to a gravel parking area for approximately 3 to 4 cars. There is a raised bed with inset palm and shrubs plus further raised lawn area with inset shrubs and provision for a washing line. There is access either side of the property to the rear garden.

Rear

The rear garden enjoys a good degree of privacy, and is mainly lawn with a raised sundeck area, which is ideal for relaxing in the summer, barbecues and entertaining. Solar Panels

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Address

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Tenure

'Freehold'

Council Tax Band

'D'

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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.