



East Pafford Avenue, Torquay, TQ2 8BZ

Located within a popular residential location and within close proximity to local shops, schools and transport links is this spacious three bedroom semi detached house. The accommodation comprises three bedrooms, dining room, lounge, kitchen, conservatory, downstairs WC and a family bathroom. The property also benefits from off road parking for 1 -2 cars as well as well presented front and rear gardens. This property will make the perfect family and a viewing is highly recommended!

Offers Over £229,000

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- SPACIOUS ACCOMODATION

Entrance Hallway

Double glazed door with frosted window panel to the front aspect opening into a welcoming entrance hallway with wood effect hard flooring. Radiator. Carpeted stairs leading to the first floor. Door and openings to:-

Lounge - 4.72m x 3.42m (15'5" x 11'2")

A bright and spacious lounge with a double glazed window to the front aspect. Wood effect hard flooring. Radiator. Double glazed patio doors open in into:-

Conservatory/ Dining Room - 4.67m x 3.01m (15'3" x 9'10")

A bright and airy conservatory offering a great deal of versatility. This room would make the perfect dining room or play room perhaps or just another great seating area. Double glazed windows to the side and rear aspects along with double glazed patio doors to the rear aspect opening out into the rear garden. Double glazed glass roof. Radiator. Wood effect hard flooring matching the lounge area.

Kitchen - 5.17m x 2.82m (16'11" x 9'3")

Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset one and a half bowl sink unit with mixer tap. Fitted electrical double oven and fitted electric hob with fitted cooker hood above. Spaces for a washing machine, dishwasher, tumble dryer and American style fridge / freezer. Wood effect hard flooring matching the lounge and entrance hallway. Double glazed windows to the side and rear aspects along with a double glazed door opening into:-

Dining Room - 4.77m x 2.41m (15'7" x 7'10")

A fair size versatile living space providing a space for a good size family dining table. Double glazed windows to the front and rear aspects along with a double glazed door to the rear aspect opening into the rear garden.

Downstairs WC

Fitted with a push button WC. Wood effect hard flooring matching the entrance hallway. Double glazed frosted window to the side aspect.

First Floor Landing

Carpeted flooring. Access hatch to loft space. Doors to:-

Bedroom One - 4.76m x 2.91m (15'7" x 9'6")

A bright and airy dual aspect double bedroom with a double glazed window to the front and rear aspects. Carpeted flooring. Ample space for bedroom furniture. Radiator

Bedroom Two - 3.97m x 2.75m (13'0" x 9'0")

A spacious dual aspect double bedroom with a double glazed window to the front and side aspects. Carpeted flooring. Radiator. Storage space above the top of the stairs providing handy shelved storage space with a double glazed window to the side aspect.

Bedroom Three - 2.73m x 2.27m (8'11" x 7'5")

A good size single bedroom with a double glazed window to the rear aspect. Carpeted flooring and radiator.

Bathroom

Fitted with a modern matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button WC and a panel fronted bath with an electric shower above. Stylish tiled walls around the bath and on lower levels of other walls. Wood effect hard flooring. Black heated towel radiator. Fitted ceiling downlighting. Frosted double glazed window to the rear aspect.

Outside

To the front of the property is a driveway laid to gravel and block paving providing off road for 2 - 3 cars. There is also a small gravelled front garden providing a little seating area along with a side border planted with ever green shrubbery. To the rear of the property is a secure terraced garden comprising a great sized sunny decked patio area with steps leading down to an area laid to artificial lawn and gravelled borders. Within the garden there is also a log cabin which is insulated with electric and lighting.

Address

East Pafford Avenue, Torquay, TQ2 8BZ

Tenure

FREEHOLD

Council Tax Band

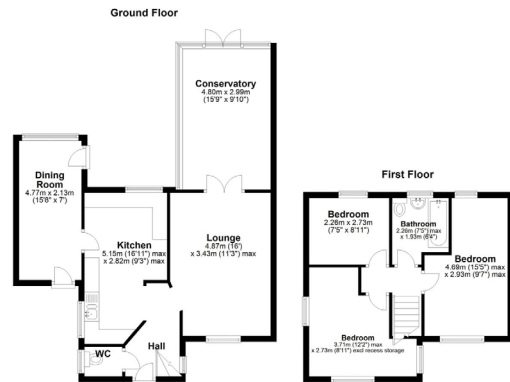
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance 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.