



Roselands Drive, Paignton

£285,000



WILLIAMS HEDGE
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31 ROSELANDS DRIVE, ROSELANDS, PAIGNTON, TQ4 7DS

Mid terraced home | Immaculately presented | Enclosed entrance porch | Open plan lounge/diner Kitchen | Three generous sized bedrooms | Bathroom | Integral garage | Side by side parking to the front | Enclosed easy maintenance rear garden | Popular location

Presented to show home standard, stunning mid terrace property situated in the highly desirable Roselands development offers accommodation comprising enclosed entrance porch, contemporary open plan lounge diner with archway to kitchen, three generous bedrooms, and bathroom. The property offers side-by-side parking for two vehicles to the front, integral garage, and the rear easy maintenance enclosed private rear garden. Viewing highly recommended.

The Accommodation Comprises

ENCLOSED ENTRANCE PORCH - 1.37m x 1.12m (4'6" x 3'8") UPVC double glazed window to the side, ceiling light points, smooth finish ceilings, vinyl flooring, internal access to the integral garage and door to lounge.

GARAGE - 5.21m x 2.21m (17'1" x 7'3") Ceiling strip light, electric roller door, cold water tap, work surfaces, power point, wall mounted electric consumer unit, electric meter gas meter and telephone point.

OPEN PLAN LOUNGE DINER - 7.7m x 3.43m (25'3" x 11'3")

LOUNGE AREA UPVC double glazed window to the front aspect, radiator, TV aerial point, wall light, ceiling light point, smoothish ceilings.



DINING AREA Ceiling light point, smooth finish ceilings, radiator, uPVC double glazed double doors opening to the rear garden, archway to



KITCHEN - 2.87m x 2.18m (9'5" x 7'2") Matching wall base and drawer units with roll edge work surfaces, inset sink with matching drainer, double glazed window to the rear aspect, built-in four ring induction electric hob, oven below, extractor hood, directional ceiling spotlights, vinyl effect flooring, space for upright fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, storage cupboard with space for tumble dryer.



FIRST FLOOR LANDING Access to loft ceiling light points, smoke detector, smooth finish ceilings, doors to bedrooms and bathroom.

BATHROOM - 2.18m x 2.18m (7'2" x 7'2")

Modern white suite comprising low-level close WC, push button flush, pedestal wash hand basin, monoblock mixer tap and complementary tiling, p shaped bath with curved glass shower screen, shower attachment with taps, obscure double-glazed window to the rear, ceiling light point, extractor fan, wood effect flooring, heater towel rail.



BEDROOM ONE - 4.19m x 3.43m (13'9" x 11'3") Large double bedroom, ceiling light point, uPVC double glazed window to the front aspect, radiator.



BEDROOM TWO - 3.43m x 3.15m (11'3" x 10'4") Double bedroom, radiator, ceiling light point, smooth finish ceilings, uPVC double glazed window overlooking the rear garden.

BEDROOM THREE - 3.4m x 2.21m (11'2" x 7'3") Ceiling light point with ceiling fan uPVC double glazed window to the front aspect, TV aerial point, radiator, generous single/small double.

OUTSIDE

FRONT Tarmac driveway providing side-by-side off-road parking for two vehicles, raised timber plant bed, obscure double-glazed front door into

REAR GARDEN Rectangular shaped well-presented rear garden created for ease of maintenance with artificial grass areas, central brick paver path, raised plant beds, level seating area, timber greenhouse, gate to rear service path, outside tap, enclosed with panel fencing.



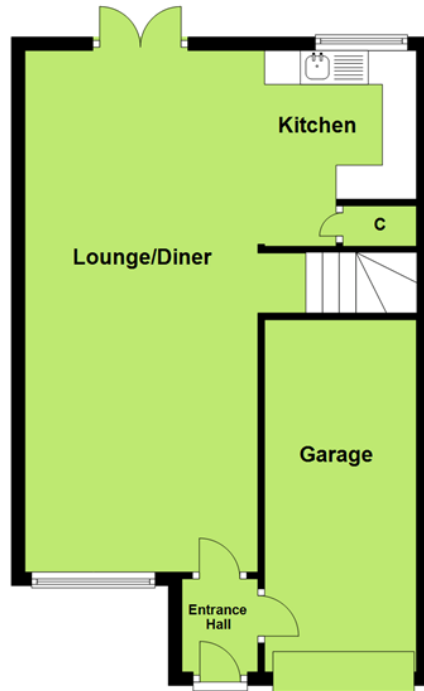
Age: (unverified)	Stamp Duty:* £1,750 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services – TBC	
Electric Meter Position: Garage	Gas Meter Position: Garage
Boiler Position: Loft	Water:
Loft:	Rear Garden Facing: East
Total Floor Area: approx. 75 sqm	Square foot: approx. 807 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

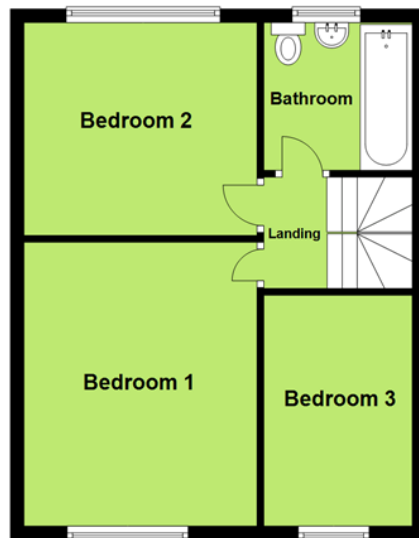
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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