



Roselands Drive, Paignton

£285,000



WILLIAMS HEDGE
ESTATE AGENTS



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54 ROSELANDS DRIVE, PAIGNTON, TQ4 7RB

Linked semi detached home | Sought-after residential location | Convenient for local primary school and amenities | Off-road parking and garage | Reception hall | Sitting room | Dining room | Kitchen | Landing | Three bedrooms | Bathroom WC | Gas central heating | Double glazing | Front and rear gardens

In the sought after Roseland's area the property offers a linked semi-detached family home with a landscaped rear garden, off-road parking and a garage.

Roselands is a popular and sought-after location with a local primary school, bus service and access to retail parks and supermarkets on the Brixham Road. Roselands is also well placed for road links for the ring road for the remainder of Torbay, A380 for Exeter M5 and beyond.

At the front of the property is a lawned garden with driveway to the side providing off parking for two vehicles and leading to the attached garage. Internally, the accommodation is arranged over two floors and comprises a reception hall, sitting room, dining room with door opening onto the rear garden and kitchen on the ground floor. On the first-floor a landing leads to three bedrooms and a bathroom WC. The property also has uPVC double glazed windows and doors and gas central heating. To the rear of the property is a good-sized landscaped garden mainly laid to artificial grass and offering adequate seating/recreational space and rear access in to the garage.

The Accommodation Comprises

Canopied entrance and uPVC obscure glazed door to

RECEPTION HALL - 3.94m x 1.7m (12'11" x 5'7") Light point, smoke detector, stairs with hand first floor, vertical radiator with thermostat control, under stairs storage cupboard, door to

SITTING ROOM - 3.99m x 3.15m (13'1" x 10'4") Light point, uPVC double glazed window to front aspect, vertical radiator with thermostat control, fireplace with inset living flame gas fire and storage to one recess. Opening to



DINING ROOM - 3.2m x 2.79m (10'6" x 9'2") Light point, uPVC double glazed window to rear aspect with open outlook, radiator with thermostat control, uPVC double glazed door opening onto the rear garden, opening to

KITCHEN - 3.2m x 2.06m (10'6" x 6'9") Inset spotlights, dual aspect with uPVC double glazed windows to rear and side, uPVC double glazed door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, tiled surrounds, eyelevel cabinets, space for gas cooker with extractor over, space for upright fridge freezer, space and plumbing for dishwasher.



FIRST FLOOR LANDING - 2.51m x 2.16m (8'3" x 7'1") Light point, smoke detector, hatch to roof space, uPVC double glazed window to side. Doors to

BEDROOM ONE - 4.04m x 3m (13'3" x 9'10") Textured ceiling with inset spotlights, uPVC double glazed window to front aspect, fitted wardrobes to one wall with sliding mirror fronted doors, storage cupboard with slatted shelving.



BEDROOM TWO - 3.63m x 2.72m (11'11" x 8'11") Coved and textured ceiling with pendant light point, uPVC double glazed window to rear aspect with open outlook, radiator with thermostat control.

BEDROOM THREE - 2.92m x 1.85m (9'7" x 6'1") Spotlights, uPVC double glazed window to front aspect, radiator with thermostat control, over stairs storage cupboard.

BATHROOM WC - 1.85m x 1.73m (6'1" x 5'8") Inset spotlights, extractor fan, uPVC obscure glazed windows. Comprising panelled bath with shower over and curved glazed screen, wall mounted wash hand basin, close coupled WC, heated towel rail, tiled walls, tiled floors, underfloor heating.



OUTSIDE

FRONT At the front of the property is a lawned garden and concrete steps leading to the front door. To the side of the garden is a driveway providing off-road parking for two vehicles and leading to the attached garage.

REAR To the rear of the property and accessed from the kitchen and dining room is a landscaped garden arranged over three tiers with concrete patio/seating area providing rear access into the garage and with an outside tap. Steps then lead to the first tier which is laid to artificial grass and enclosed by block wall and steps then leading to a further tier again laid to artificial grass with block wall to sides and timber fence to the rear.



GARAGE - 4.83m x 2.46m (15'10" x 8'1") Metal up and over door, light point, uPVC obscure glazed door to rear, space and plumbing for washing machine with tumble dryer over.

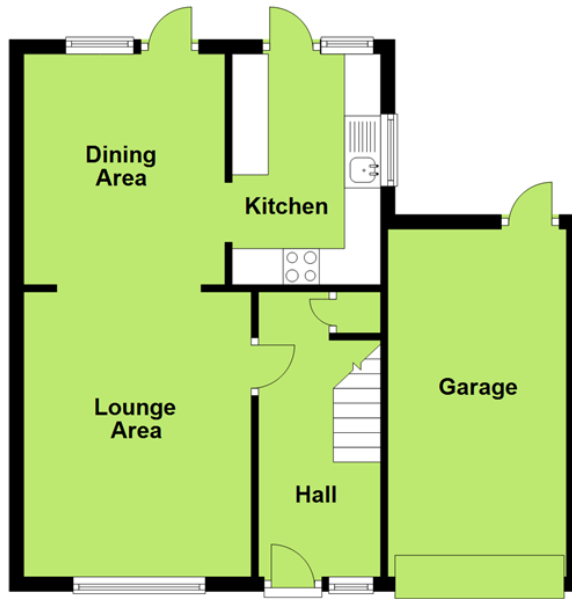
Age: (unverified)	Stamp Duty:* £1,750 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services – Mains gas, electricity, water & sewage. Gas central heating.	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 80 sqm	Square foot: Approx 861 sqft

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

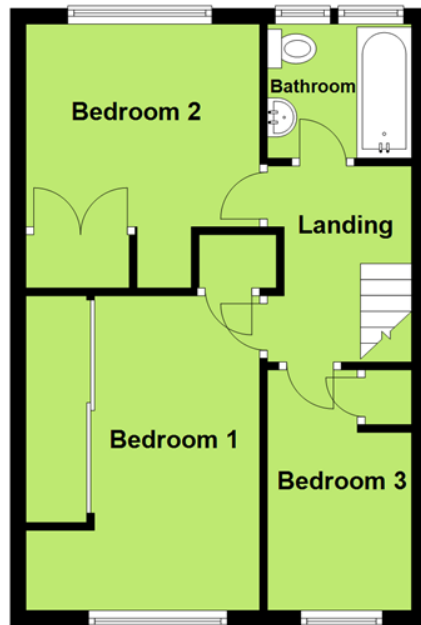
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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