



WOODS
BRYCE BAKER

Ref: WTW-64832703

Tenure: Freehold

01803 390000

York Road, Paignton, TQ4 5NN

Offers in Excess of £220,000

woodshomes.co.uk



- No Onward Chain
- Spacious Accommodation
- Central Location
- Two Reception Rooms
- Good Size Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Near To Local Beaches
- Close to Amenities & Schools

Woods are pleased to offer to the market this spacious three bedroom end of terrace house centrally located in Paignton.



Location - One of the brightest jewels in the English Riviera's crown, Paignton is well renowned for its long stretch of beautiful and easily accessible beachfront including Preston, Goodrington, Broadsands, and Paignton Sands with its promenade, green, iconic pier, and colourful beach huts. Amenities are easily within reach with the town centre shops along with doctor's surgeries and access to public transport links only moments away, making it an ideal location for all types of buyers.

Accommodation - Upon entering the property you have a vestibule which leads to the entrance hall, from here there are stairs rising to the first floor, two good size storage cupboards and doors leading to the principal rooms, which include a good size living room with bay window and feature fireplace, a well-presented dining room and a generous size kitchen comprising base and wall mounted cupboards, roll top worksurfaces with inset sink, drainer and mixer tap. There is space and plumbing for a washing machine, dryer fridge freezer and range-style cooker with the boiler is set within one of the wall-mounted cupboards.

Our View "Good Size House"

The first floor is nicely appointed offering three bedrooms and a family bathroom comprising a panelled bath with shower over, low-level flush WC and a pedestal wash hand basin.

Step Outside - On approaching the property there is an enclosed garden with a path leading to the entrance door, while to the rear is a lovely size garden that is low maintenance including a raised area with artificial grass. A gate to the side gives access to the side road.

Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,584



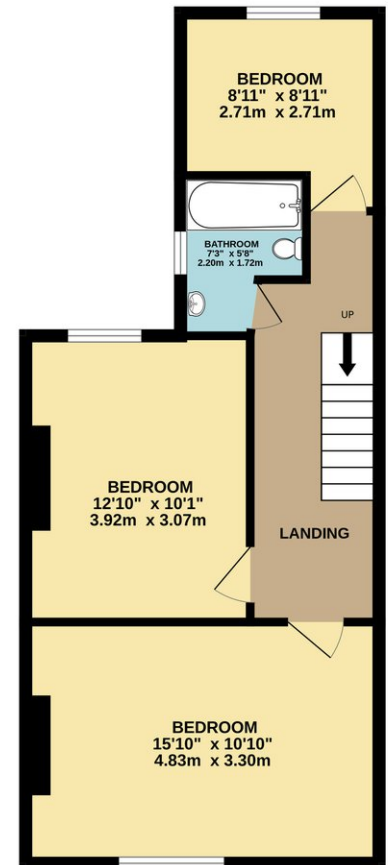
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

FIRST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2023)



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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