

for sale

£320,000



Leighon Road Paignton TQ3 2BQ

This six bedroom property is arranged over three floors located just off Paignton's sea front and all of its amenities. This property benefits from two feature fireplaces and a spacious kitchen as well as a low maintenance front and rear garden. There is also allocated parking to the rear.

Leighon Road Paignton TQ3 2BQ

Accommodation

To the front of the property there is an obscure uPVC double glazed entrance door leading into

Entrance Lobby

Tiled flooring, opening leading into

Hallway

Two wall mounted lights, recess to under stairs with under stair storage, stairs rising to the first floor and doors leading into principle rooms

Lounge

13' 9" x 13' 9" (4.19m x 4.19m)

uPVC double glazed window overlooking the front aspect, feature fireplace with decorative tiled back and hearth, decorative mantle and surround over, recesses to either side with wall mounted lights, dado rail, radiator.

Dining Room

12' 5" x 13' 2" (3.78m x 4.01m)

uPVC double glazed window overlooking the rear aspect, feature fireplace with flame effect fire, decorative mantle and surround over, recesses to either side with wall mounted lights, dado rail, radiator.

Kitchen

11' 7" x 22' 6" (3.53m x 6.86m)

uPVC double glazed patio doors to the side aspect, fitted kitchen comprising matching wall and base units with roll edge work surface over, uPVC double glazed window overlooking the rear aspect, space for free standing cooker, space and plumbing for washing machine and tumble dryer, space for American style fridge-freezer.

First Floor Landing

Stairs rising to the second floor, ceiling smoke detector, doors leading to principle rooms.



Bedroom One

14' x 11' 10" (4.27m x 3.61m)

uPVC double glazed bay window overlooking the front aspect, dado rail, radiator, opening leading into

Bedroom Two

12' 4" x 13' 2" (3.76m x 4.01m)

uPVC double glazed window overlooking the rear aspect, dado rail.

Bedroom Three

11' 6" x 8' 3" (3.51m x 2.51m)

uPVC double glazed window overlooking the rear aspect with radiator below, wall mounted boiler in storage cupboard.

Bedroom Four

8' 8" x 6' 11" (2.64m x 2.11m)

uPVC double glazed window overlooking the front aspect with radiator below, door leading to landing.

Bathroom

Obscure uPVC double glazed window, white suite comprising inset panel bath, low level WC, hand wash basin set into vanity unit, full tiling to walls and floors, radiator.

Second Floor Landing

Sky light window, doors leading to principle rooms.

Shower Room

Fully tiled shower cubicle with electric shower over, low level WC, and wall mounted hand wash basin, storage leading into eaves.

Bedroom Five

18' 3" x 9' 5" (5.56m x 2.87m)

uPVC double glazed window overlooking the front aspect with radiator below.

Bedroom Six

9' 5" x 13' (2.87m x 3.96m)

uPVC double glazed window overlooking the front aspect with radiator below.

Outside

To the front of the property there is a low maintenance paved garden with pathway leading up to the entrance.

To the rear there is an enclosed courtyard.



To view this property please contact Connells on

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Property Ref: PGN308978 - 0012

Tenure: Freehold

EPC Rating: D

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