



Asking Price Of £210,000

Stansfeld Avenue, Paignton, TQ3 3QS

A characterful 1930s semi-detached home situated within a quiet cul-de-sac location, conveniently within walking distance of the town centre. This attractive property benefits from off-road parking for one vehicle, high ceilings throughout and useful under-house storage. Offering bright and spacious accommodation with a private rear outlook, the property combines original charm with practical family living.



## GROUND FLOOR

**PORCH** Accessed via a UPVC double glazed front door into a bright and practical porch area, ideal for coats and shoe storage. A further UPVC door leads into the main entrance hallway.

**ENTRANCE HALLWAY** A wide and welcoming entrance hallway featuring characterful picture rails, wood effect flooring, radiator and a generously sized understairs storage cupboard.

**LOUNGE** A bright and spacious reception room with plenty of space for lounge furniture. Features include an open fireplace, large UPVC double glazed bay window, recently fitted carpets, radiator and TV aerial sockets.

**KITCHEN / DINER** A large open-plan kitchen diner with high ceilings and excellent storage space. The room offers ample space for a family sized dining table and benefits from a UPVC double glazed bay window, radiator and a mix of carpeted and tiled effect flooring. The kitchen is fitted with plentiful cupboard space, integrated gas hob, integrated electric oven, stainless steel sink with taps and tiled splashback walls. There is also space for a washing machine and dryer, numerous plug sockets and a UPVC double glazed door leading to the rear garden.

## FIRST FLOOR

**BATHROOM** A generously sized five-piece family bathroom comprising a large bath, walk-in shower, WC, vanity hand wash basin and heated towel rail. Finished with mostly tiled walls.

**BEDROOM ONE** A spacious double bedroom with a large UPVC double glazed bay window, radiator and ample space for wardrobes and additional bedroom furniture.

**BEDROOM TWO** A further large double bedroom featuring a UPVC double glazed bay window overlooking the trees to the rear, creating a private outlook. The room also benefits from radiator and plenty of space for wardrobes and a large double bed.

**BEDROOM THREE** A bright single bedroom with UPVC double glazed window and radiator.

## OUTSIDE

**REAR GARDEN** A private rear garden enjoying a pleasant outlook over surrounding trees. The garden includes gravel and patio seating areas, side access to the front of the property and access to the under-house storage area.

**UNDER HOUSE STORAGE** A highly useful storage space with reasonable head height, housing the combination boiler, electric meters and electric consumer board.



Address 'Stansfeld Avenue, Paignton, TQ3 3QS'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '67 | D'

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