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Asking Price Of £239,995

Hollyhock Way,
Paignton, TQ4 7FN

A well presented three bedroom semi detached family home located within a quiet cul-de-sac in the popular white rock area of Paignton. The property comprises of a welcoming inner hallway, a spacious living room, a kitchen/diner, a useful downstairs cloakroom, three bedrooms, a modern family bathroom, rear gardens and off road parking. The property is ideally located within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, bus links and more. The home is being offered for sale with no onward chain!

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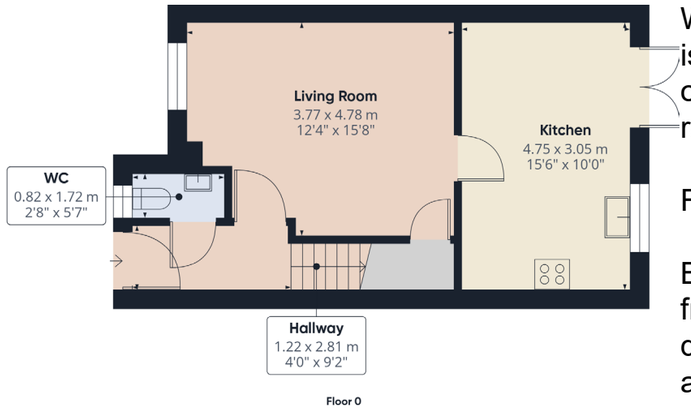

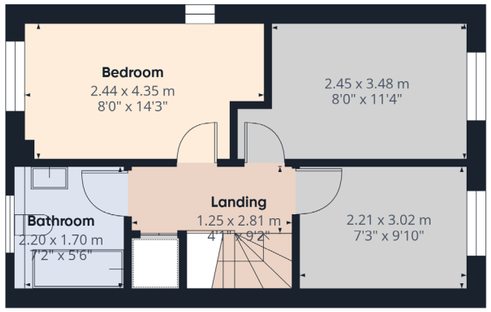

ENTRANCE HALL A composite double glazed front door opens into a wide and welcoming entrance hall. Doors lead to the principal ground floor rooms and cloakroom, with a staircase rising to the first floor. Additional features include a thermostat heating control and a gas central heating radiator.

CLOAKROOM Conveniently located on the ground floor, the cloakroom comprises a low level WC and pedestal wash hand basin. Finished with an obscure uPVC double glazed window, fuse box and gas central heating radiator.

LIVING ROOM A bright and generously proportioned living room positioned to the front of the property. This inviting space offers ample room for furnishings, along with TV and internet points, a deep fitted storage cupboard, uPVC double glazed window and a gas central heating radiator.

KITCHEN/DINER A spacious and well appointed kitchen/diner featuring a comprehensive range of wall, base and drawer units with roll edge work surfaces over. Appliances include an integrated electric single oven with grill, four ring gas hob with extractor hood above, and a stainless steel 1 bowl sink with drainer. There is space and plumbing for a washing machine and fridge freezer, as well as a cupboard housing the Ideal boiler. With ample room for a 6 seater dining table, this sociable space is enhanced by a uPVC double glazed window and French doors opening directly onto the rear garden, plus a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A spacious master bedroom situated at the front of the property, benefiting from generous proportions and dual aspect uPVC double glazed windows, allowing for an abundance of natural light. Gas central heating radiator.

BEDROOM TWO A well sized double bedroom overlooking the rear garden, complete with uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A versatile third bedroom positioned to the rear aspect, ideal as a child's room, home office, study or hobby room. Featuring a uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A modern family bathroom comprising a low level WC, pedestal wash hand basin, and panelled bath with shower attachment over. Complemented by contemporary tiling, shaver point, extractor fan, obscure uPVC double glazed window, and gas central heating radiator.

OUTSIDE

REAR GARDEN A level and enclosed rear garden featuring a generous patio area, perfect for outdoor dining and entertaining. The remainder is laid to lawn and includes a timber garden shed and convenient side gate access.

PARKING Off road parking for up to 2 vehicles in tandem is provided at the front of the property.

Address 'Hollyhock Way, Paignton, TQ4 7FN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '76 | C'

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