



Guide Price £400,000 - £425,000

Osney Avenue,
Paignton, TQ4 5HA

A well presented and substantially sized family home located within a quiet cul-de-sac location, just a short walk from Paignton town and harbour. The property comprises of a welcoming entrance hallway, a spacious living room, a sizeable dining room, kitchen, a utility/office space, a useful downstairs cloakroom, four bedrooms, a family bathroom, sunny front and rear gardens, and a double garage. The home is ideally positioned within easy reach of Paignton beach and harbour, Paignton town, bus and train links, shops and cafes, as well as much more.



ENTRANCE HALL A welcoming entrance hall providing access to all principal ground floor accommodation. Finished with attractive parquet flooring and featuring a staircase rising to the first floor, useful understairs storage cupboard and a ceiling light point.

LIVING ROOM A bright and versatile reception space enjoying a dual aspect and ample space for furnishings, ideal for both everyday family life and entertaining. The living area enjoys a pleasant outlook over the front garden through a large uPVC double glazed window and benefits from attractive parquet flooring, with uPVC double glazed French doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. Gas central heated radiator.

DINING ROOM A beautifully proportioned separate reception room positioned to the front of the property. A large bay window floods the room with natural light, while a feature fireplace provides an attractive focal point. Finished with parquet flooring, television point and a gas central heating radiator.

KITCHEN Fitted with a comprehensive range of matching base and drawer units complemented by roll edge work surfaces. Incorporating an inset stainless steel sink and drainer, there is space and plumbing for a range cooker, upright fridge freezer, dishwasher and washing machine. Finished with wood effect flooring, a cupboard discreetly houses the wall mounted combination boiler. A uPVC double glazed window overlooks the side aspect and a door leading into

UTILITY ROOM / HOME OFFICE A versatile additional room offering excellent flexibility, equally suited as a utility area, home office or hobby space. Featuring wood effect flooring, radiator, uPVC double glazed window and a door providing direct access to the rear garden.

GROUND FLOOR WC Conveniently located on the ground floor, fitted with a low level WC and wall mounted wash hand basin and an obscure uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE A generous master bedroom offering ample space for furnishings, enjoying elevated views across the surrounding area with glimpses towards the sea from the impressive bay window. Finished with a gas central heating radiator.

BEDROOM TWO A well proportioned double bedroom overlooking the rear garden, featuring high ceilings, a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A further generous double bedroom positioned to the front of the property, enjoying similar views to Bedroom One. Complete with a uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A spacious single bedroom overlooking the rear garden, ideal as a child's bedroom, guest room or home office. Benefiting from a uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM Fitted with a three piece white suite comprising a panelled bath, wash hand basin set within a vanity unit and a low level WC. Finished with aqua panelled walls, extractor fan, shaver point and two obscure uPVC double glazed windows.

OUTSIDE

FRONT GARDEN The property is approached via a pathway with steps leading to the front entrance. The front garden is predominantly laid to lawn with mature flower borders. A generous garage is positioned at road level.

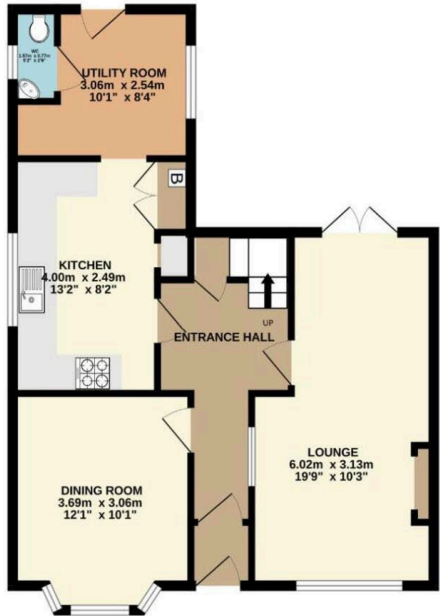
REAR GARDEN The enclosed rear garden has been designed to offer a variety of outdoor spaces. Immediately adjoining the property is a seating area, perfect for outdoor dining together with an outside tap and gated side access. Steps rise to a level lawn enjoying a sunny southerly aspect, complemented by raised planting beds.

GARAGE A substantial double garage fitted with an electric roller door, power and lighting, and providing excellent storage or secure off road parking.



GARAGE
21.4 sq. m. (231 sq. ft.) approx.

GROUND FLOOR
55.9 sq. m. (602 sq. ft.) approx.



Address 'Osney Avenue, Paignton, TQ4 5HA'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '68 | D'

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