

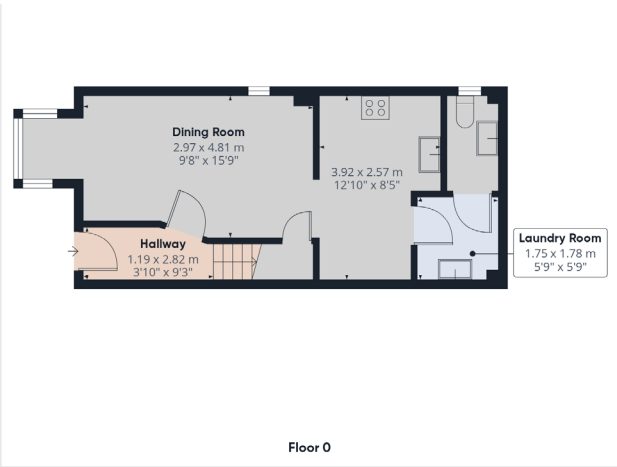


**Taylor's**  
sales & lettings

Asking Price Of £300,000

Wilkins Drive,  
Paignton, TQ4 7FH

A well presented three bedroom semi detached family home located within the popular Whiterock area of Paignton. The property comprises of a welcoming entrance hallway, a modern kitchen/diner, a useful utility room, downstairs cloakroom, a bright and spacious living room, three double bedrooms with the master being en-suite, a further family bathroom, sunny rear gardens and off road parking. The home is ideally situated within easy reach of schools, South Devon college, an array of supermarkets, bus links and more.



**ENTRANCE HALLWAY** A welcoming entrance hallway with stairs rising to the first floor and doors leading into the principal ground floor accommodation. Finished with laminate flooring and a gas central heating radiator.

**KITCHEN/DINER/SNUG** A wonderfully spacious open plan kitchen/dining room, creating the perfect hub of the home for both everyday family living and entertaining. The modern fitted kitchen comprises a range of high gloss wall, base and drawer units with roll edged work surfaces above, incorporating an integrated electric oven, four ring gas hob with extractor hood above, stainless steel sink and drainer unit, together with space for a fridge/freezer and dishwasher. The room offers ample space for a large dining table and additional furnishings, a uPVC double glazed bay window, benefits from useful under stair storage, laminate flooring, gas central heating radiators and provides access through to the adjoining utility room.

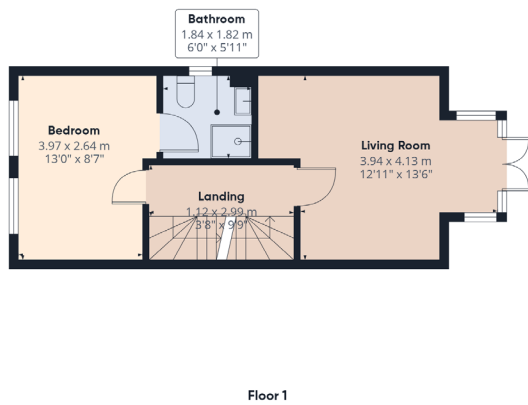
**UTILITY ROOM** A practical utility room fitted with matching units and work surfaces, providing additional storage together with space and plumbing for a washing machine. Benefiting from a further stainless steel sink and drainer unit, laminate flooring, extractor fan and direct access into the downstairs cloakroom.

**CLOAKROOM** A useful downstairs cloakroom comprising a low level W.C, and pedestal wash hand basin. An obscure uPVC double glazed window and a gas central heating radiator.

## FIRST FLOOR

**LOUNGE** Situated to the rear of the property, this impressive reception room is flooded with natural light thanks to uPVC double glazed French doors opening directly onto the rear garden. A wonderful space for relaxing or entertaining, offering ample room for furnishings and benefiting from two gas central heating radiators.

**BEDROOM ONE** A generous principal bedroom positioned to the front of the property, offering plenty of space for bedroom furnishings with uPVC double glazed windows, a gas central heating radiator and direct access into the en-suite shower room.



**EN-SUITE** Comprising a shower enclosure, pedestal wash hand basin and low level WC, Finished with modern part tiling, an obscure uPVC double glazed window, extractor fan and a gas central heating radiator.

## SECOND FLOOR

**BEDROOM TWO** A wonderfully spacious double bedroom overlooking the front aspect of the property, benefiting from a useful built in storage cupboard, uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** A further well proportioned double bedroom overlooking the rear garden, featuring a uPVC double glazed window and gas central heating radiator.

**BATHROOM** A well presented family bathroom fitted with a three piece white suite comprising a panelled bath with shower attachment over, pedestal wash hand basin and low level WC, Complemented by modern tiling, an obscure uPVC double glazed window, extractor fan, shaver point and a gas central heating radiator.

## OUTSIDE

**REAR GARDEN** The enclosed rear garden enjoys a sunny south east facing aspect and has been thoughtfully arranged with a level paved patio, ideal for outdoor dining and entertaining, leading onto an area of lawn bordered by a variety of mature shrubs, colourful flower beds and fruit trees. The garden is fully enclosed, providing a safe and private outdoor space, whilst also benefiting from a timber storage shed, gated side access and two allocated off road parking spaces to the rear.

Address 'Wilkins Drive, Paignton, TQ4 7FH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ