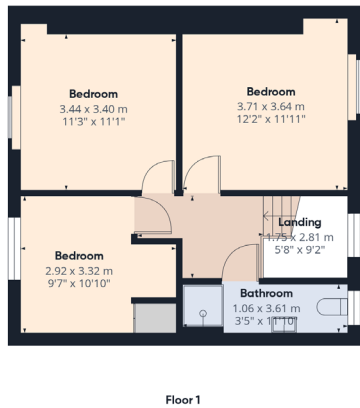




Asking Price Of £149,000

Ebenezer Road,  
Paignton, TQ3 3RL

A three bedroom home located within the popular residential area of St. Michael's, Paignton. The property whilst requiring modernisation and work, offers bundles of potential and space. The property is being offered for sale with no onward chain!



**ENTRANCE HALLWAY** The property is approached via a UPVC double glazed entrance door, opening into the hallway. The hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor and a gas central heating radiator.

**LIVING ROOM** A well proportioned reception room featuring a UPVC double glazed window overlooking the front aspect, television connection point and gas central heating radiator.

**KITCHEN** The kitchen is fitted with a range of base, drawer and overhead units, incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine, together with space for a fridge/freezer and gas cooker.

**CONSERVATORY** The conservatory provides additional ground floor space and benefits from UPVC double glazing and electrical points. A UPVC double glazed door provides direct access to the rear courtyard.

**LEAN-TO** A useful additional area with UPVC double glazed window, offering potential for a variety of uses depending on the requirements of the new owner.

**GROUND FLOOR SHOWER ROOM** Fitted with a low level WC, pedestal wash hand basin and shower enclosure, with tiled walls and extractor fan.

### FIRST FLOOR

**BEDROOM ONE** A particularly spacious principal bedroom with UPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A generously proportioned second double bedroom with UPVC double glazed window, television connection point and gas central heating radiator.

**BEDROOM THREE** A further double bedroom positioned to the front of the property, benefiting from a UPVC double glazed window, gas central heating radiator and a large fitted storage cupboard.

**FIRST FLOOR SHOWER ROOM** The first floor shower room comprises a walk in shower, low level WC and pedestal wash hand basin. The room benefits from panelled walls, an obscure UPVC double glazed window and gas central heating radiator.

**OUTSIDE** To the rear is a low maintenance enclosed courtyard, laid predominantly with patio slabs and providing a practical outdoor space suitable for seating and alfresco dining.

**AGENTS NOTE** Please note that we are advised that the rear sunroom and lean-to have been established and in use for almost 20 years. Whilst Building Regulations approval has not been provided, the structures have been in place and established for a considerable period of time. Purchasers are advised to satisfy themselves with their own investigations.

Address 'Ebenezer Road, Paignton, TQ3 3RL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '60 | D'

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