



Taylor's
sales & lettings

Guide Price £165,000 - £180,000

Lower Polsham Road,
Paignton, TQ3 2AU

A two bedroom cottage located a short, level walk from Paignton beach. The cottage itself comprises of a welcoming hallway, an open plan lounge/diner, a fitted kitchen, two double bedrooms, bathroom, and sunny rear courtyard garden. The property is ideally situated within each reach of Paignton town, bus and train links, Oldway mansions, schools, Paignton beach and more. The property is being offered for sale with no onward chain!



ENTRANCE PORCH A UPVC double glazed front door opens into a welcoming entranceway, with a further UPVC double glazed door leading through to the inner hallway.

HALLWAY The hallway features stairs rising to the first floor, door providing access to the ground floor accommodation, overhead lighting and a gas central heating radiator.

LOUNGE/DINER A spacious lounge/diner offering ample room for both seating and dining furniture, making it ideal for everyday living and entertaining. The room benefits from a double glazed window to the front aspect and a further window to the rear, a TV point, two gas central heating radiators and a useful under stairs storage cupboard. A further fitted storage cupboard houses the boiler, while a door provides access to the kitchen.

KITCHEN A fitted kitchen comprising a range of wall, base and drawer units with work surfaces over, incorporating a stainless steel sink and drainer. Additional features include an eye level electric oven, electric hob with extractor hood above, and space and plumbing for a washing machine, together with space for an under counter appliance. A double glazed window provides natural light, while a double glazed door opens directly onto the rear courtyard garden.

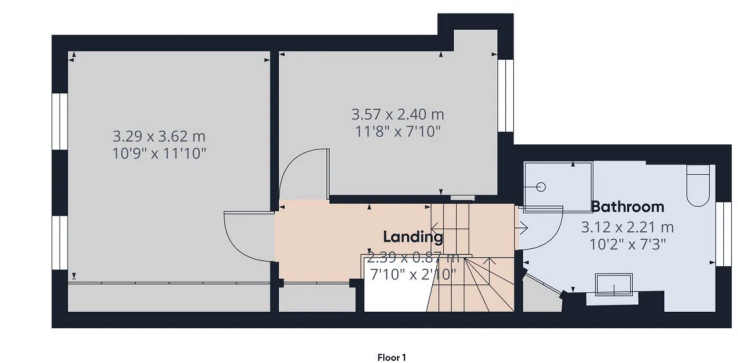
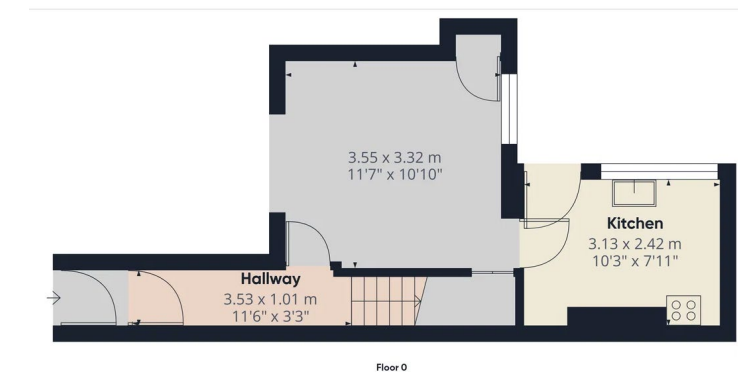
FIRST FLOOR

BEDROOM ONE A spacious principal bedroom positioned to the front aspect, featuring built in wardrobes, a double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned second double bedroom benefiting from a double glazed window and a gas central heating radiator.

BATHROOM A spacious family bathroom fitted with a low level WC, pedestal wash hand basin and a separate shower unit. The room further benefits from a built in storage cupboard, an obscure double glazed window and a gas central heating radiator.

OUTSIDE To the rear, the property enjoys a low maintenance courtyard garden laid to patio, providing an ideal space for outdoor dining and entertaining. The garden also benefits from two useful storage cupboards and a rear access gate.



Address 'Lower Polsham Road, Paignton, TQ3 2AU'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '61 | D'