







Taylors
sales & lettings

Asking Price Of £125,000

Colley End Park,
Paignton, TQ3 3BY

A fantastic opportunity to acquire this two bedroom terraced home situated within the popular Colley End Park area of Paignton, offering generously proportioned accommodation and excellent potential for modernisation throughout. The property benefits from two spacious reception rooms, a separate kitchen, two good-sized double bedrooms and a generously proportioned family bathroom. Further benefits include uPVC double glazing and a useful additional ground floor room offering the potential to create a downstairs WC, with plumbing and a soil pipe already in place. Although requiring updating and refurbishment, the property presents an exciting opportunity for purchasers looking to create a home tailored to their own tastes and requirements. Conveniently positioned within easy reach of Paignton town centre, local shops, doctors' surgeries and everyday amenities, this property is ideally suited to buyers seeking a renovation project with plenty of potential.

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LOUNGE A fantastic-sized principal reception room offering excellent proportions and plenty of space for a comfortable sofa suite and additional lounge furniture. A uPVC double glazed window allows plenty of natural light into the room, creating a bright and welcoming living space. Although requiring modernisation, the room offers excellent potential to create a comfortable and attractive lounge suited to individual tastes.

DINING ROOM / SECOND RECEPTION ROOM A generously proportioned second reception room offering excellent flexibility for family living. The room provides ample space for a substantial dining table and chairs, making it ideal for family meals and entertaining guests. A uPVC double glazed window allows natural light into the room, creating a bright and airy environment. Alternatively, this versatile space could be utilised as an additional sitting room or family room depending on individual requirements.

KITCHEN A separate kitchen providing a practical space for cooking and food preparation, with excellent potential for refurbishment and personalisation. The room currently benefits from a stainless steel sink with tap, a gas cooker connection and plumbing for a washing machine. A uPVC double glazed window provides natural light, whilst the existing layout offers a starting point for purchasers looking to install a modern fitted kitchen to their own specification.

POTENTIAL DOWNSTAIRS WC A useful additional ground floor room offering excellent potential for conversion into a convenient downstairs cloakroom. The room currently benefits from an existing wash hand basin, with a soil pipe and plumbing already in place to facilitate the possible installation of a WC, subject to any necessary works and approvals.

FIRST FLOOR

BEDROOM ONE A fantastic-sized principal double bedroom offering generous proportions and ample space for a large double bed and additional bedroom furniture. A uPVC double glazed window allows plenty of natural light into the room, creating a bright and spacious environment. Further benefits include built-in wardrobe units providing useful storage. The room offers excellent potential for modernisation to create a comfortable and attractive principal bedroom.

BEDROOM TWO A further generously proportioned double bedroom offering excellent space for a double bed, wardrobes and additional bedroom furniture. The room benefits from uPVC double glazing, allowing plenty of natural light into the space. This versatile bedroom would be ideal for children, visiting guests or those requiring additional accommodation for family members.

FAMILY BATHROOM A particularly spacious family bathroom offering excellent proportions and potential for modernisation. The room currently comprises a panelled bath, WC and wash hand basin with vanity storage. A uPVC double glazed window provides natural light and ventilation. The generous size offers purchasers an excellent opportunity to create a contemporary family bathroom tailored to their own preferences.

Address ‘Colley End Park, Paignton, TQ3 3BY’

Tenure ‘Frehoold’

Council Tax Band ‘B’

EPC Rating ‘TBC’