



SUMMARY

Stylish Three-Bedroom Townhouse | Principal Suite With En-Suite | Contemporary Kitchen With Integrated Appliances | Bright Living/Dining Room With French Doors | Enclosed, Low-Maintenance Rear Garden | Garage With Parking to Rear | Close to Amenities, Town Centre & Seafront

Visit our website for the current price:

www.danielhobbin.uk/P-RS0910/

Address: Larkspur Court, Wilkins Drive, Paignton, TQ4 7FF

Property type: Terraced House

Tenure: Freehold

Council tax band: D

EPC: B

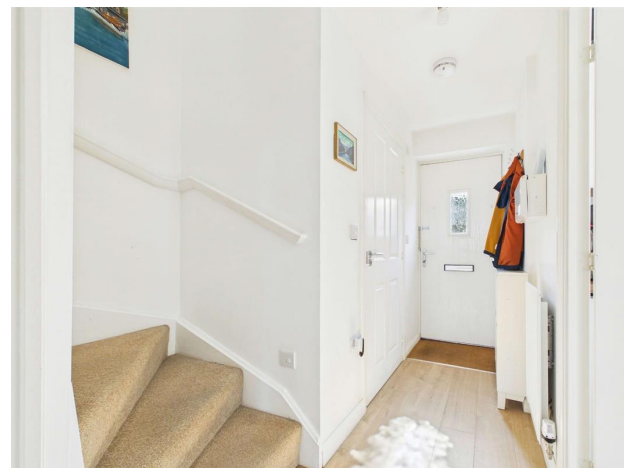
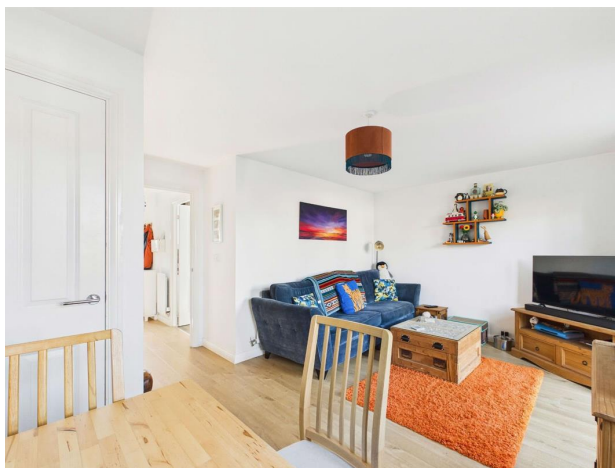
Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Situated on the highly regarded Bovis development on the outskirts of Paignton, this stylish three-bedroom townhouse, built in 2017, offers well-presented accommodation arranged over three floors and is ideal for modern family living.

Externally, the property enjoys the advantage of a garage to the rear with parking immediately outside, adding further practicality to this appealing home.

The ground floor opens into an entrance hallway with access to a cloakroom. It also includes a contemporary fitted kitchen incorporating integrated appliances, and a bright living room to the rear with French doors opening onto the enclosed garden. Designed for ease of upkeep, the rear garden is attractively presented and provides a low-maintenance outdoor space for relaxing or entertaining.

On the first floor there are two generously sized double bedrooms and a modern family bathroom. Occupying the top floor, the principal bedroom suite provides a double bedroom with the added benefit of a private en-suite shower room and a spacious walk-in wardrobe.

The location is particularly convenient, being close to a wide range of everyday amenities including supermarkets, local shops, schools, bus services and a gym. Paignton town centre is approximately two miles away and offers a wide selection of shops, cafés, bars and restaurants. The attractive seafront is known for its promenade and sandy beaches. Paignton railway station also connects to Newton Abbot, connecting to the mainline network.

Council Tax Band: D (Torbay Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband: 4Mbps download, 0.6Mbps upload
* Superfast broadband: 80Mbps download, 20Mbps upload
* Ultrafast broadband: 1800Mbps download, 220Mbps upload
- Networks in the area: Openreach

The Approach: A pathway to the front of the property leads to the main entrance, sheltered by a storm porch. A double glazed composite front door opens into the entrance hallway, which features a wall-mounted consumer unit, central heating radiator, and staircase rising to the first floor.

Cloakroom: Located just off the entrance hallway, the cloakroom is fitted with a concealed cistern low-level WC and a pedestal wash hand basin with tiled splashback. An obscured double glazed window to the front aspect provides natural light, while a central heating radiator completes the room.

Kitchen: The kitchen is fitted with a contemporary range of wall and base units with roll-edge work surfaces and matching upstands. A one-and-a-half bowl stainless steel sink with mixer tap and right-hand drainer is positioned beneath a double-glazed window to the front aspect. Integrated appliances include a four-ring gas hob with extractor hood over, an eye-level oven and grill, a dishwasher, and washing machine. The gas combination boiler, which provides hot water and central heating, is discreetly housed in matching cabinetry.

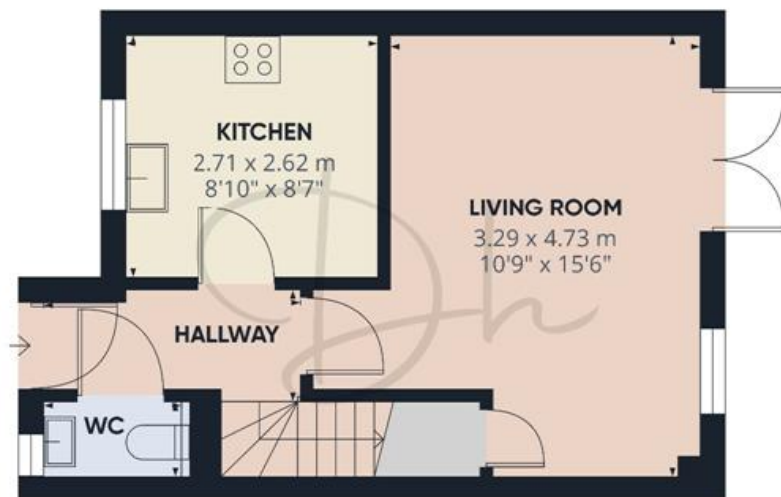
Living room/dining room: A bright and spacious reception room with uPVC double glazed doors opening onto the rear garden, together with matching uPVC double glazed windows allowing for plenty of natural light. The room also benefits from a radiator, multimedia points, power points, and an understairs storage cupboard housing the factory-

lagged hot water cylinder.

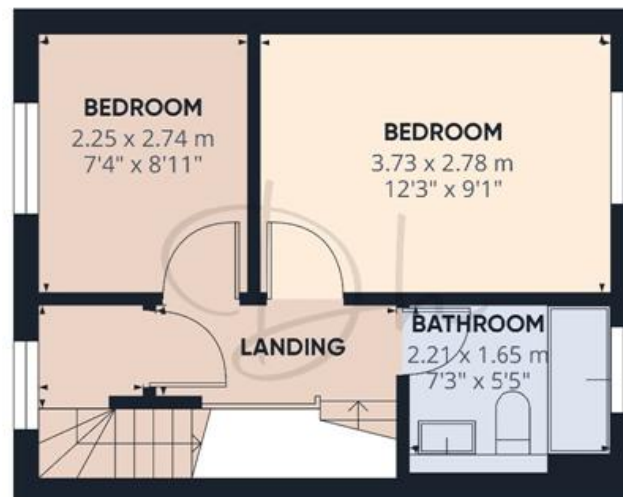
First Floor Bedrooms & Bathroom: Stairs rise from the entrance level to the first floor landing, where there are two double bedrooms and the family bathroom. Bedroom two enjoys a rear aspect via a UPVC double glazed window and is fitted with a radiator and power points. Bedroom three overlooks the front through a UPVC double-glazed window. It benefits from a radiator, power points, telephone point and television aerial connection. The family bathroom is appointed with a modern white suite comprising a panelled bath with mixer tap and shower attachment over. It also comprises a concealed cistern WC, and a wall-mounted wash hand basin with mixer tap. The room is complemented by tiled surrounds and walls, vinyl flooring, a wall-mounted heated towel rail, and an obscured UPVC double-glazed window to the rear. From the landing, a further staircase rises to the second floor.

Second Floor – Bedroom with En-suite: Occupying the top floor, the principal bedroom suite is a spacious double room featuring a uPVC double-glazed gable window to the front aspect, radiator, power points, and built-in walk-in wardrobes. The en-suite is fitted with a modern white suite comprising a wall-mounted WC, wall-mounted wash hand basin with mixer tap, and a double shower cubicle with independent electric shower. Finished with complementary tiled walls, vinyl flooring, a ladder-style radiator, and a double-glazed Velux window, the room provides a practical and well-presented addition to the principal suite.

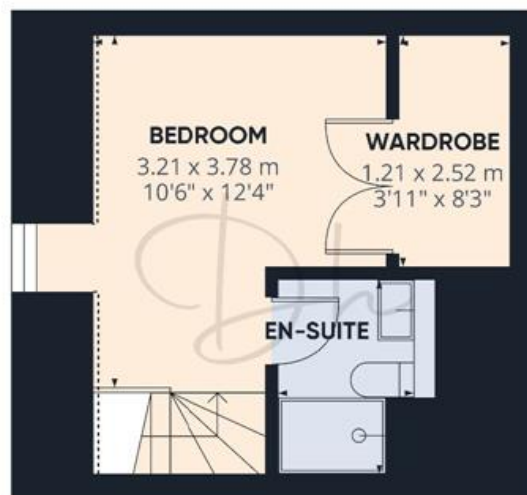
Outside Space to Enjoy: To the front, the property is approached by a pathway with a small number of steps and a lawned border. The rear garden is accessed from the living room and is predominantly laid to lawn, enclosed by timber fencing for privacy. There is also a patio area with steps rising to a gate, providing access to the single garage and allocated parking space. Further features include an outside water tap and external power points.



Ground floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground floor Building 2

Approximate total area^m

97 m²

1044 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











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