



SUMMARY

Guide Price £210,000 – £220,000
Chain-Free Two-Bedroom Mid-Terrace Home |
Driveway Parking for Two Vehicles | Modern
Kitchen/Diner with Garden Access | Two Well-
Proportioned Double Bedrooms | Attractive Low-
Maintenance Rear Garden | Raised Decked Seating
Area for Entertaining

Visit our website for the current price:
www.danielhobbin.uk/P-RS0953/

Address: Holne Moor Close, Paignton, TQ3 3GH

Property type: Terraced House

Tenure: Freehold

Council tax band: C

EPC: C

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Offered to the market chain free, this well-presented two-bedroom mid-terrace home is positioned in a quiet cul-de-sac on the outskirts of Paignton, providing a peaceful setting while remaining conveniently close to local amenities and transport links.

To the front, the property benefits from a tarmac driveway offering parking for two vehicles, with a paved pathway leading to the main entrance. Internally, the accommodation is arranged over two floors and offers a practical layout suited to a range of buyers. The ground floor comprises a comfortable living room and a modern kitchen/dining room, which provides direct access to the rear garden.

On the first floor, there are two double bedrooms and a family bathroom, all presented in an excellent order. Externally, the rear garden is enclosed, attractively arranged, and designed for ease of maintenance, making it an ideal space for relaxing or entertaining.

The property is well placed for access to the Torbay Ring Road, offering routes to nearby towns and cities. A selection of primary and secondary schools can be found close by, along with local shopping facilities including Morrisons, Asda and Sainsbury's. Regular bus services are also available in the surrounding area.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Driveway

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 (12Mbps download, 1Mbps

upload)

* Superfast broadband (80Mbps download, 20Mbps upload)

* Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach

Entrance: The property is approached from the road via a pathway running alongside the driveway, leading to the front entrance. An obscured double-glazed door opens into a welcoming internal porch, complemented by a double-glazed side window which allows natural light to filter through. The entrance area is finished with wood-effect laminate flooring, continuing seamlessly into the living room to create a consistent flow. From here, a staircase rises to the first-floor accommodation.

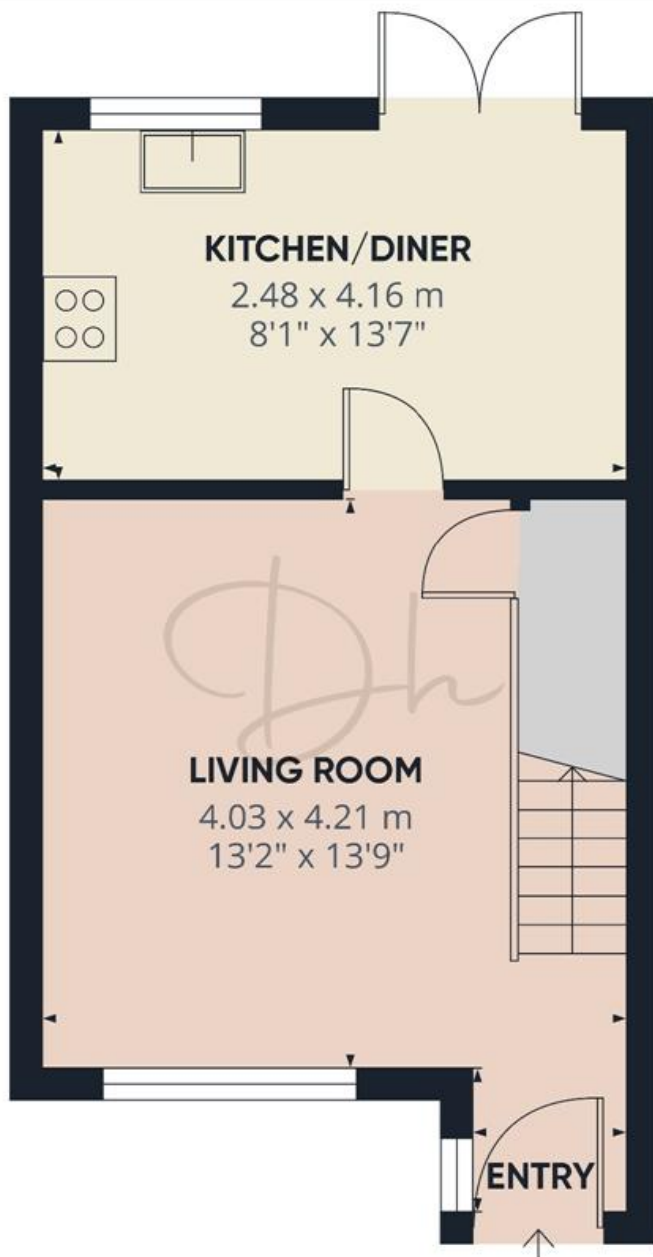
Living Room: A beautifully presented living room, finished with wood-effect laminate flooring and enjoying natural light from a double-glazed window to the front aspect. A central heating radiator is positioned beneath the window, while an understairs storage cupboard with power provides a practical storage solution, currently used by the vendor to house a freezer.

Kitchen & Diner: A modern kitchen/diner, well arranged to provide both practical workspace and a pleasant area for dining. The room is finished with LVT flooring and benefits from double-glazed patio doors opening directly onto the rear garden. The kitchen is fitted with a range of matching wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. A stainless-steel sink and drainer is positioned beneath a double-glazed window overlooking the garden. Integrated appliances include an oven, an inset gas hob with extractor hood above, and an under-counter fridge. There is also space and plumbing beneath the

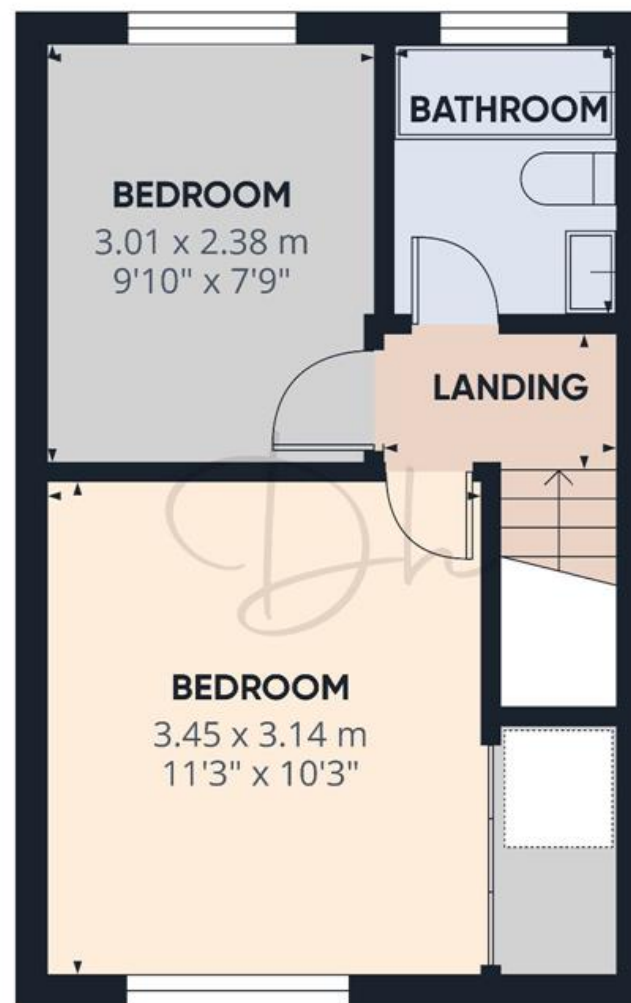
worktop for a washing machine and slimline dishwasher. The dining area forms an attractive addition to the space, offering room for a table and chairs while maintaining a sociable connection with the kitchen.

Bedrooms & Bathroom: The first-floor landing provides access to the loft space via a ceiling hatch, with doors leading to the bedrooms and bathroom. The principal bedroom is a well-presented double room, enjoying a large double-glazed window to the front aspect with a central heating radiator beneath. Built-in wardrobes with sliding mirrored doors provide excellent fitted storage. The second bedroom is also a double room, positioned at the rear of the property. It has a double-glazed window overlooking the garden and a central heating radiator. The bathroom is fitted with a modern three-piece suite and finished with fully tiled walls. The suite comprises a panelled bath with electric shower over, pedestal wash hand basin and WC. An obscured double-glazed window allows natural light, while a wall-mounted heated towel rail and medicine cabinet complete the room.

A Garden to Enjoy: The rear garden is an attractive and enclosed outdoor space, thoughtfully arranged for ease of maintenance and enjoyment. From the kitchen/diner, patio doors open onto a paved seating area, creating a natural transition between indoor and outdoor living areas. The garden is mainly laid with artificial lawn, bordered by timber fencing providing a good degree of privacy. A raised decked seating area sits towards the far end, offering an inviting spot for outdoor dining, entertaining, or relaxing in the sunshine. Mature planting and small trees add colour and interest, while a timber garden store provides useful outdoor storage. Well presented and practical, this garden offers a pleasant space to enjoy with minimal upkeep.



Ground floor



Floor 1

Approximate total area^m

57 m²

614 ft²

(1) Excluding balconies and terraces

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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