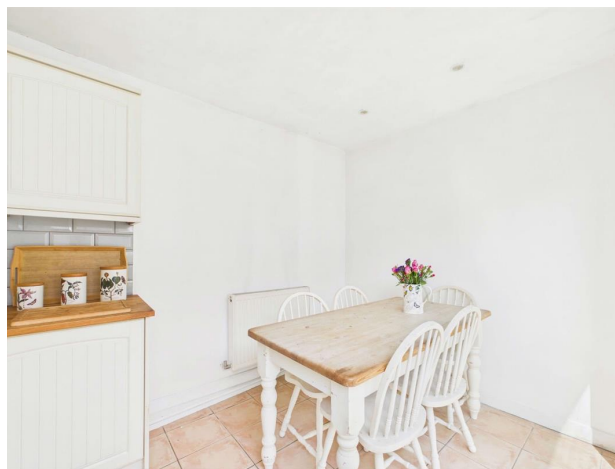




SUMMARY

Two Reception Rooms || Modern Kitchen/Diner with Solid Oak Worktops & Integrated Appliances || Southerly Low-Maintenance Garden with Patio & Side Access || Convenient for Preston, Oldway Mansion & Transport Links



Visit our website for the current price:

www.danielhobbin.uk/P-RS1059/

Address: Millbrook Road, Paignton, TQ3 3AU

Property type: End of Terrace House

Tenure: Freehold

Council tax band: B

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Garden: ✓

DESCRIPTION

Situated in a popular and predominantly level area of Paignton, this well-presented three-bedroom home is conveniently positioned for access to the town centre, Oldway Mansion and the highly regarded Preston area, where a further selection of shops and local amenities can be found. Paignton's bus, coach and railway stations are also within easy reach, providing convenient transport connections throughout Torbay and beyond.

A welcoming entrance hall leads into the accommodation via a double-glazed front door. Positioned at the front of the property is a separate dining room, while towards the rear lies a generously proportioned living room. This attractive reception space features a freestanding stove set within a characterful exposed-brick fireplace with a distinctive arched surround. The staircase rises from the living room to the first floor, with a substantial understairs cupboard providing useful storage and housing the utility meters and gas boiler.

Completing the ground-floor

accommodation is a modern kitchen and dining area, fitted with a range of soft-cream units complemented by solid oak work surfaces and a tiled splashback. A ceramic one-and-a-half-bowl sink and drainer is positioned beneath a double-glazed window overlooking the garden. Integrated appliances include an Indesit oven, an inset gas hob with an extractor above, and separate integrated undercounter fridge and freezer units. The adjoining dining area comfortably accommodates a four-seater table and is positioned beside sliding patio doors opening directly onto the rear garden.

The first floor provides two double bedrooms. The principal bedroom benefits from fitted wardrobes extending across one wall and designed to follow the ceiling slope. The second bedroom overlooks the rear garden and currently incorporates space and plumbing for a washing machine. A further staircase leads to the second floor, where a generously sized third bedroom is brightly lit by a Velux-style roof window.

Outside, the enclosed rear garden has

been attractively arranged for ease of maintenance, with artificial lawn and a paved patio providing space for outdoor seating and dining. Enjoying a desirable southerly aspect, the garden benefits from sunlight throughout the day. Side access leads from the front of the property and provides an additional useful area alongside the house.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

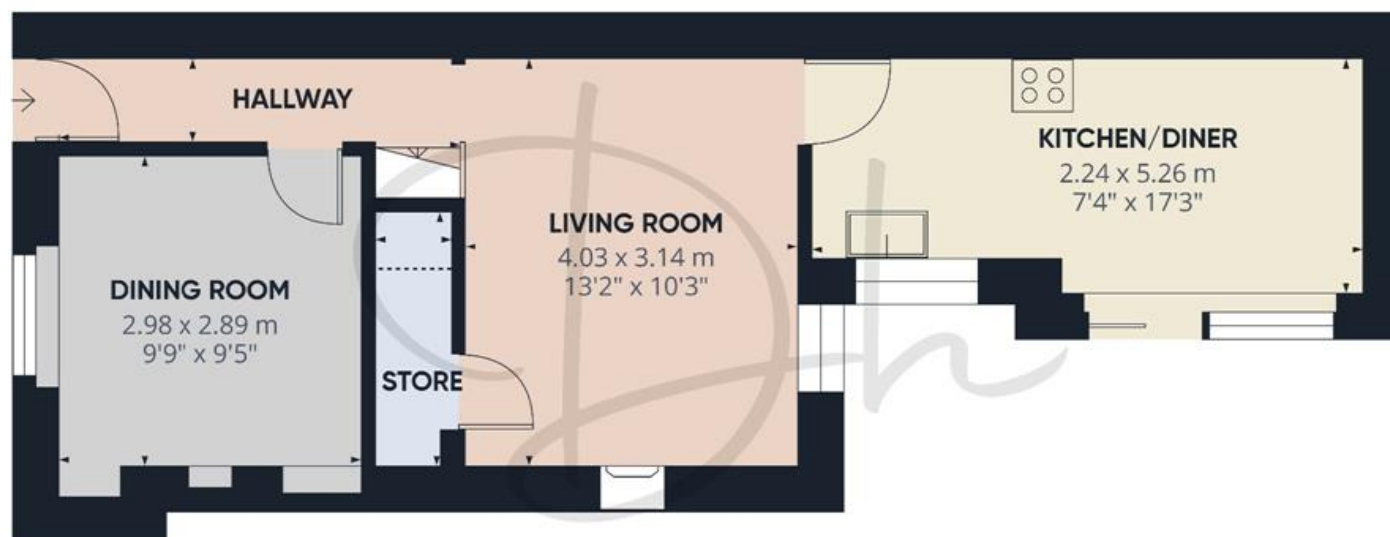
Broadband options available at the property include:

- * Standard broadband (16Mbps download, 1Mbps upload)

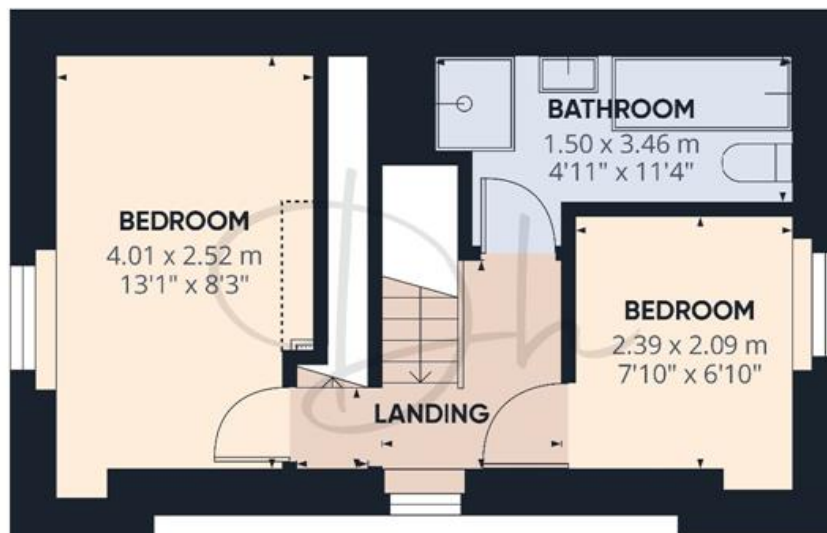
- * Superfast broadband (35Mbps download, 6Mbps upload)

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

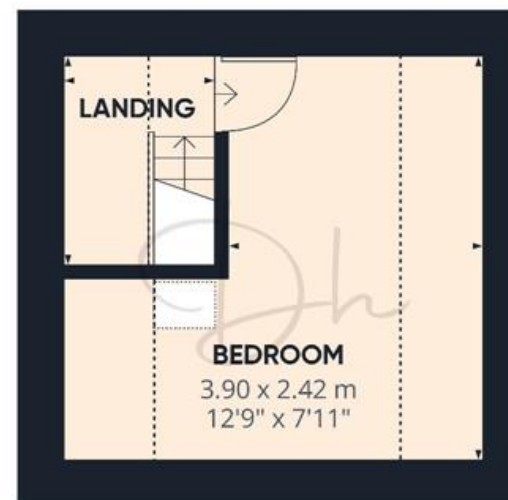
- Networks in area - Openreach, Virgin Media



Ground floor



Floor 1



Floor 2



Approximate total area^m

79 m²

851 ft²

Reduced headroom

7 m²

75 ft²

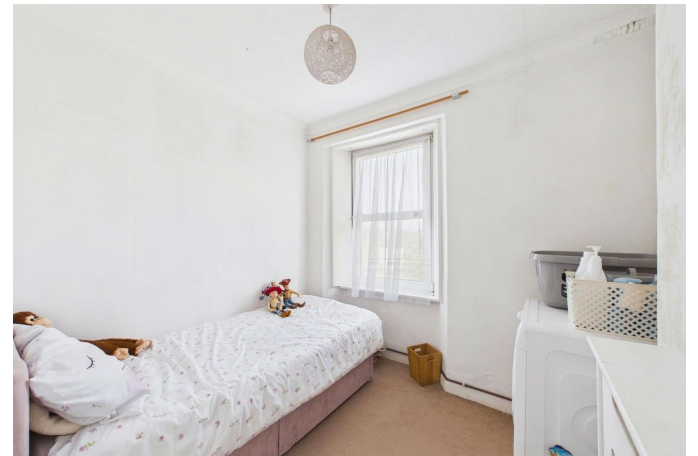
(1) Excluding balconies and terraces

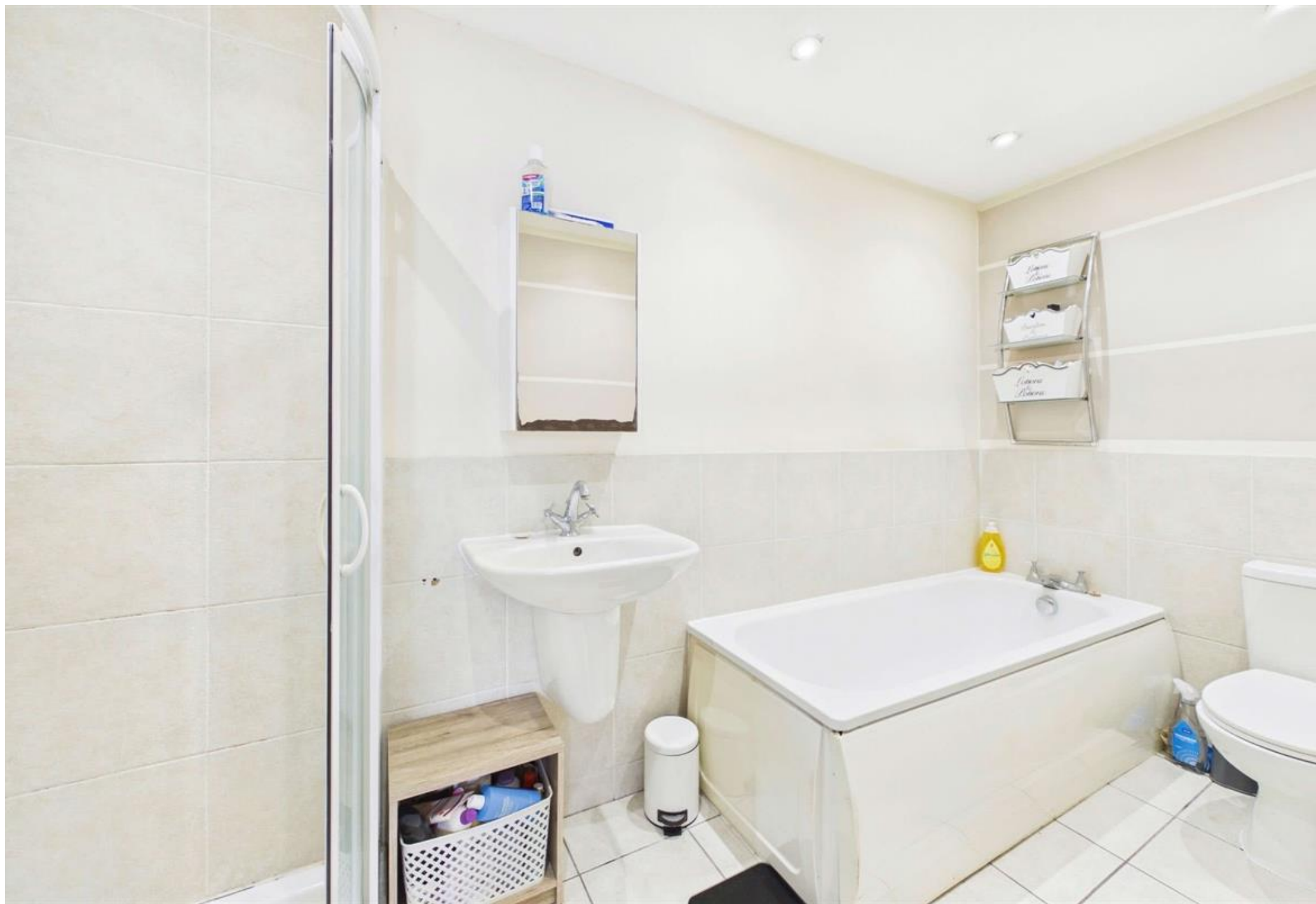
Reduced headroom

..... 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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