



15 Green Park Road, Paignton

Paignton

Guide Price **£350,000**

ABSOLUTE



15 Green Park Road

Paignton, Paignton

Located in a sought-after residential area, this beautifully presented and extended 3-bedroom detached house offers a perfect blend of contemporary design and functionality. The property boasts a spacious and stylish kitchen/dining room/family room with extensive built-in appliances, ideal for both daily living and entertaining guests. The addition of a downstairs cloakroom/utility room provides convenience and practicality for modern lifestyles.

From some of the rooms, residents can enjoy superb sea views, adding a touch of tranquillity and beauty to every-day living. The modern bathroom suite ensures comfort and luxury, with tasteful finishes and fixtures throughout. French doors lead from the living space to a lovely enclosed low maintenance garden, perfect for al fresco dining or relaxing outdoors.

The property features three bedrooms, offering ample space for a growing family or those in need of a home office or guest room. In addition, residents benefit from a garage and driveway parking, providing convenient storage and secure off-street parking.

Further enhancing the property's appeal are the gas central heating and uPVC double glazing, ensuring warmth and energy efficiency year-round. The house is not only aesthetically pleasing but also practical and efficient, meeting the needs of modern living.

EPC rating C.



GARDEN

To the front of the property there is a laid to lawn garden enclosed by mature hedgerow. A gate to the side of the property gives access to the pretty rear garden with paved patio areas and surrounding raised flower beds with a feature pond. The rear garden is enclosed by panelled fencing and small trees.

GARAGE

Single Garage

To the front of the property there is a concrete driveway providing parking leading to a garage with up and over door and electric light and power. Agents Note: There has been planning permission in the past to extend the property to the side to provide a single storey extension, this has lapsed but may be able to be reapplied for if so desired.



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The property is located in a popular residential area, only a short distance to the Ring Road, linking Torquay and Newton Abbot with its mainline railway station. Paignton town centre and sea front are just under 3 miles away, offering an array of shopping facilities and lovely coastal walks with a choice of wonderful beaches. There is also a train station in Paignton and regular bus services linking the nearby towns of Torquay and Brixham. More locally there is a convenience store within walking distance located on the Marldon Road along with further bus services. Council Tax band: D

Tenure: Freehold

- Beautifully presented and extended detached house
- 3 Bedrooms
- Stylish kitchen/dining room/family room with extensive built in appliances
- Downstairs cloakroom/utility room
- Superb sea views from some of the rooms
- Modern bathroom suite
- French doors leading to a lovely enclosed low maintenance garden
- Garage plus driveway parking
- Gas central heating & uPVC double glazing
- Viewing highly recommended. EPC C



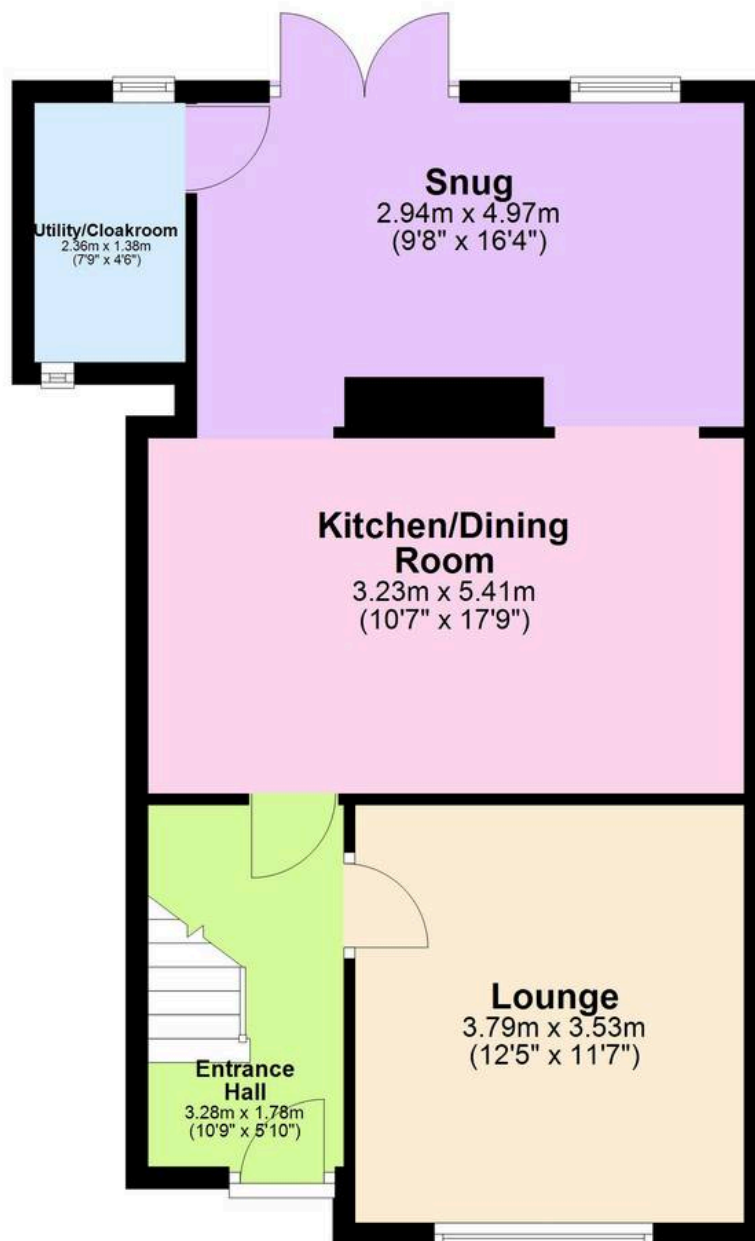


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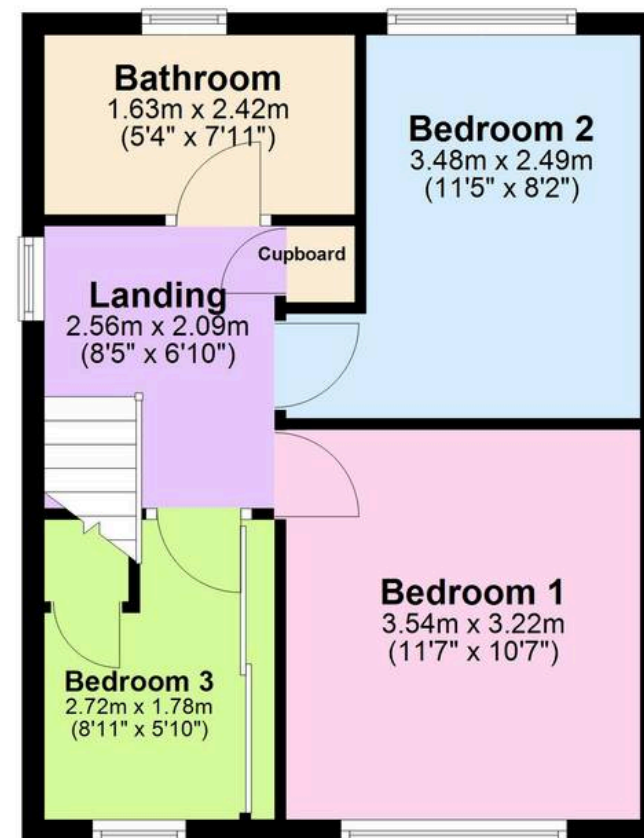
Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 102.4 sq. metres (1102.4 sq. feet)

Garage
5.16m x 2.64m
(16'11" x 8'8")





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