



12 Borough Park Road, Paignton - TQ3 3UA

Paignton

ABSOLUTE



## 12 Borough Park Road

Paignton, Paignton

The current owners have sympathetically renovated this stylish and substantial semi-detached house to a high standard throughout. The accommodation briefly comprises of an entrance hall with Sharpes under stairs storage, lounge with a bay window, a separate dining room/bedroom 4, a downstairs modern shower room, a fabulous Wren kitchen/dining room with integrated appliances and a lantern roof window providing additional light and French doors leading to the garden. There is also a useful utility room with a door leading to the garage. On the first floor there are 3 bedrooms, 2 of which have been fitted with Sharpes bedroom furniture and a spacious family bathroom. Other benefits include gas central heating, uPVC double glazing and solar panels which the owners have said have significantly reduced their utility bills. Outside the property is approached via a brick pillared entrance with an attractive brick pillared canopy.



## REAR GARDEN

Outside the property is approached via a brick pillared entrance with an attractive brick pillared canopy. The lovely rear garden is well established and offers an attractive paved patio area ideal for outside dining, leading onto a laid to lawn garden with a mature variety of raised flower beds, shrubs and trees. There is also a spacious timber shed with a corrugated roof and outside power. The rear garden backs onto open fields.

## GARAGE

Single Garage

There is parking for several cars leading to the garage with an electric door and light and power.



# 12 Borough Park Road

Paignton, Paignton

The property is located close to all local amenities, including shops, schools, bus services and the Ring Road, connecting Torquay and Newton Abbot. We strongly recommend an internal viewing of this property to fully appreciate the immaculately presented accommodation on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

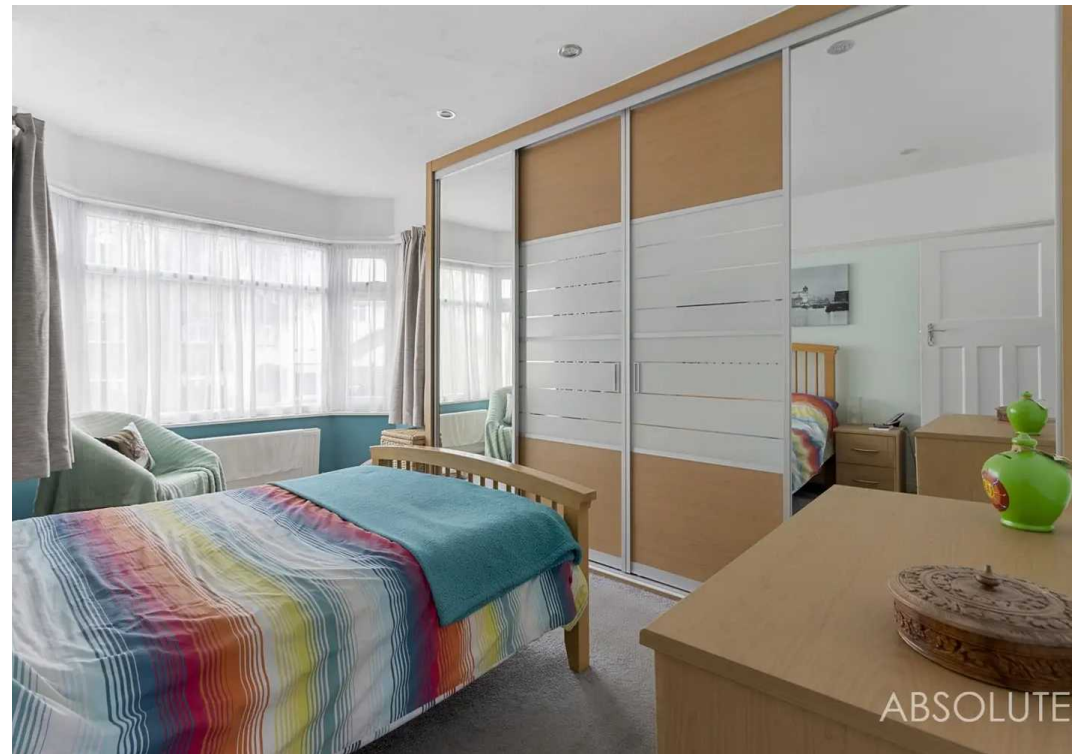
EPC Environmental Impact Rating: C

- Substantial bay fronted semi-detached house
- 3/4 Bedrooms
- 2 Reception rooms
- Fabulous extended kitchen/diner
- Separate utility room
- Downstairs shower room & upstairs bathroom
- Garage plus additional parking for several cars and owned solar panels
- Lovely established rear garden backing onto open fields
- Beautifully presented throughout
- EPC - B. Council tax band D





ABSOLUTE

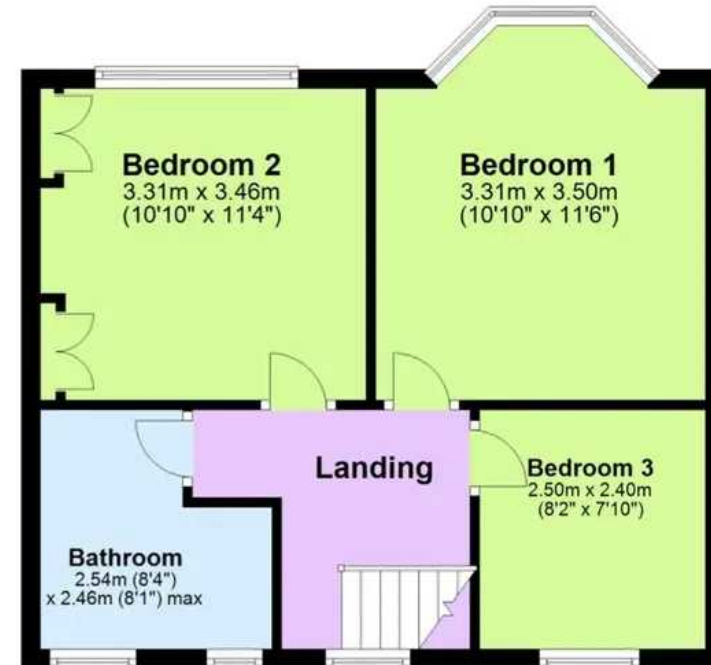
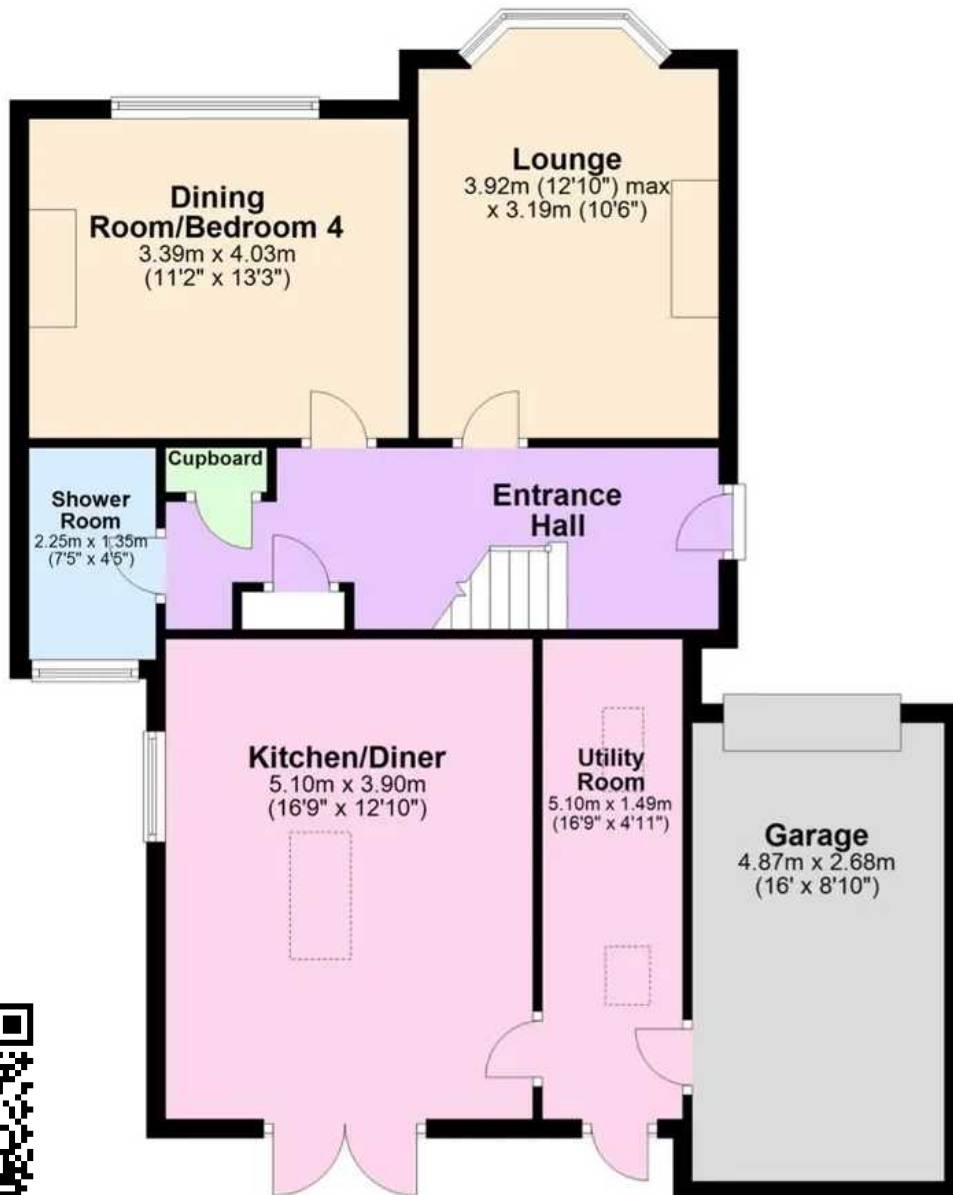


## Ground Floor

Approx. 84.2 sq. metres (905.9 sq. feet)

## First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)





## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>

