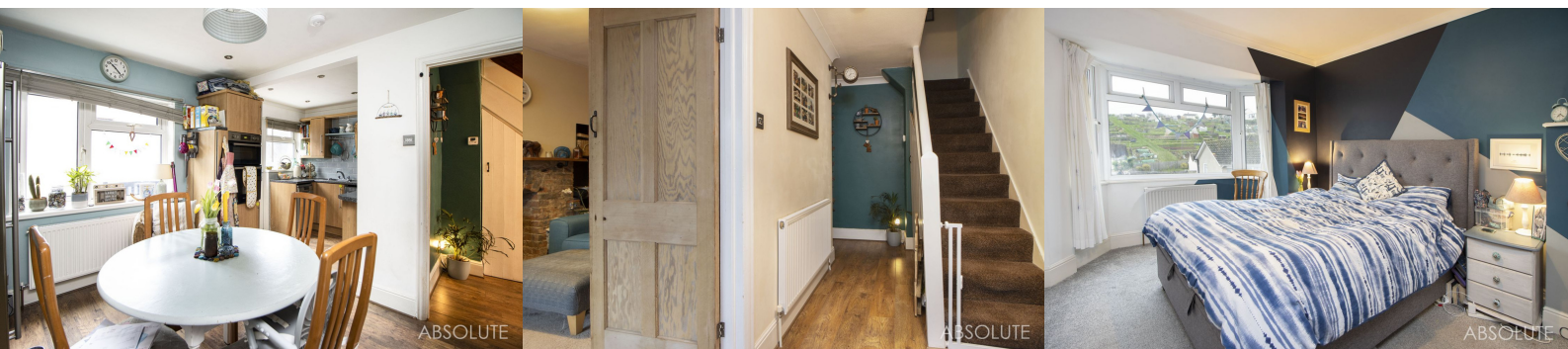




Elsdale Road, Paignton, TQ4 5NX
Offers Over: £260,000 Tenure: Freehold



Elsdale Road, Paignton, TQ4 5NX

Traditional Family Home Presented In Good Order

- Traditional family home presented in good order with sea views
- Lounge and family friendly kitchen/diner
- Three double bedrooms
- Modern comforts including gas central heating and upvc double glazing
- Useful work from home studio or hobbies room
- Boarded loft with velux window
- Front garden and ascending rear garden with sea view
- Popular residential location with a range of local amenities
- Parking available on street
- EPC - C



An appealing blend of traditional character and modern comforts creating a comfortable family living space...

An appealing family home being well presented briefly comprising a fitted kitchen with integral appliances opening into family friendly dining space, modern bathroom, three bedrooms. Of particular note is the external studio/home office ideal for those seeking a retreat to work from home. As well as a stunning sea view from the main bedroom. There are ascending gardens to the rear of the property which are enclosed and enjoy a sunny access plus convenient access from the rear of the property via the side breezeway.



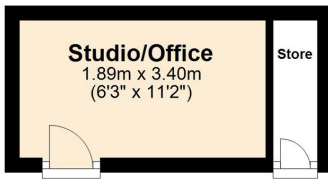
Situated in a popular residential area with local facilities including convenience store, bus service, primary school and allotments. The town centre and beach is approximately 1 mile distant. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.



Please do not hesitate to contact the team at Absolute Sales & Lettings on **01803 214214** for more information or to arrange an accompanied viewing on this property.

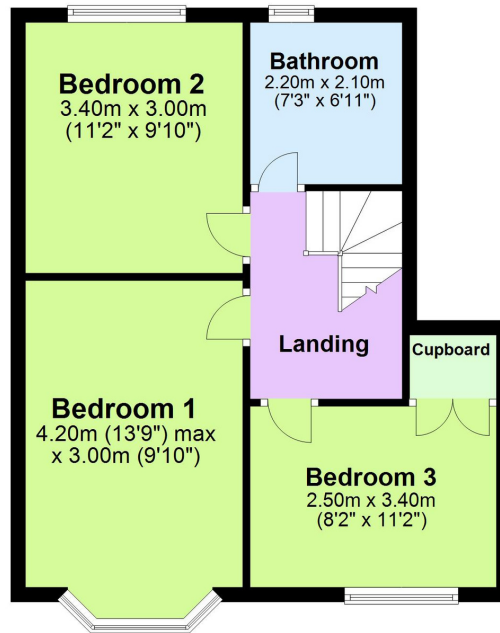
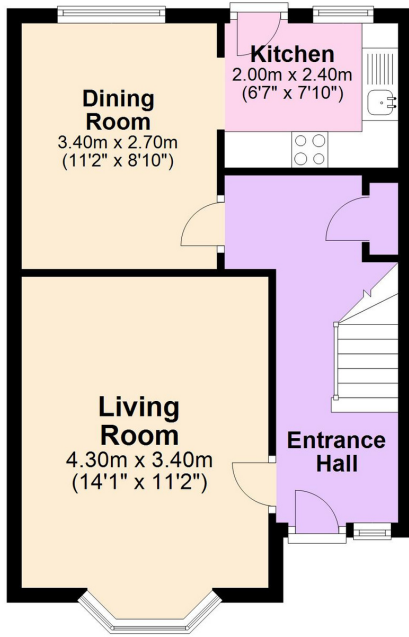
Ground Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



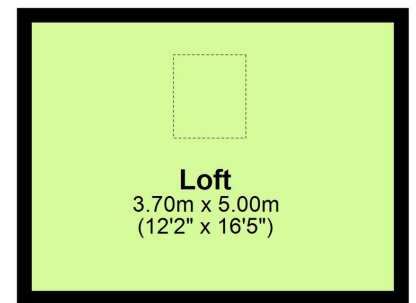
First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.1 sq. feet)



Total area: approx. 110.4 sq. metres (1188.2 sq. feet)

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

