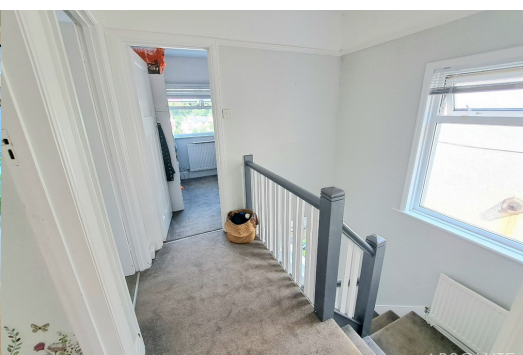




12 George Road, Paignton, Devon, TQ3 1QZ

Price: £240,000 Tenure: Freehold



12 George Road, Paignton, Devon, TQ3 1QZ

Attractive semi detached family home presented in good order throughout being in a popular location

- Traditional semi detached family home
- Family friendly kitchen/dining room
- Lounge with feature wood burning stove and pleasant outlook over woods
- Three first floor bedrooms
- Contemporary fitted bathroom
- Feature garden bar ideal for al fresco entertaining
- Landscaped rear garden arranged over ascending terraces
- Roof replaced 2021
- Quiet cul de sac in popular residential area
- EPC - D Council tax band - C



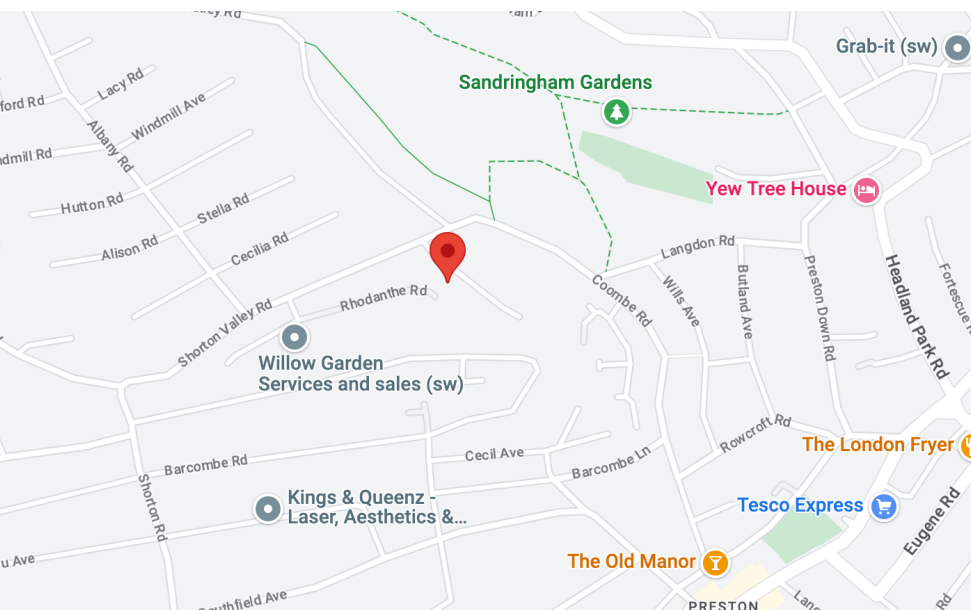
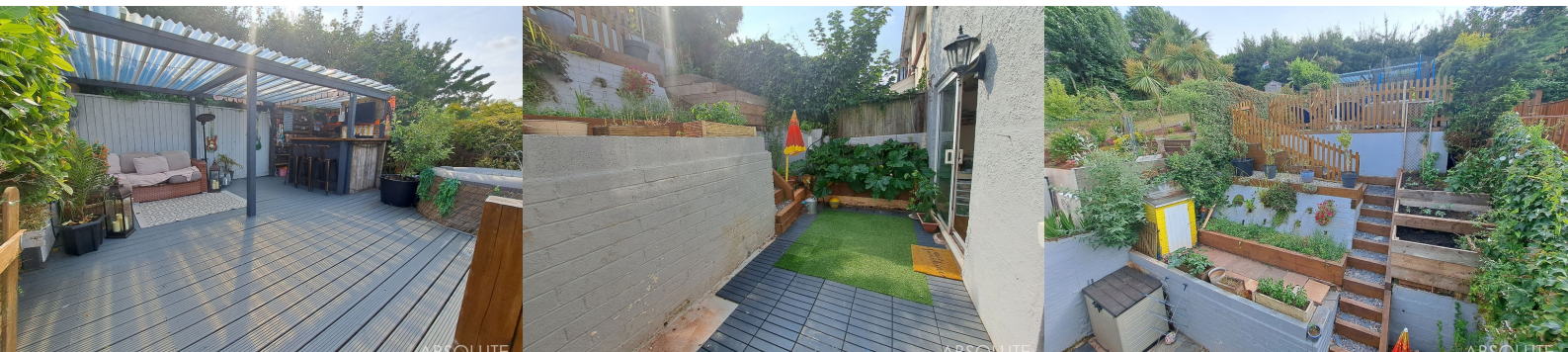
A traditional semi detached house having been modernised and enhanced by the current owners. Features include wood burning stove, open plan kitchen/dining room with integrated appliances, pleasant outlook over local woods and landscaped gardens with entertainments bar.



A lovely family home with many appealing features. Stripped wood flooring to the ground floor creating character and further enhanced by the wood burning stove in the lounge. The lounge also has pleasant open views over local woods. Modern fitted kitchen with integrated appliances opening into family friendly dining area. First floor offers three bedrooms and contemporary fitted bathroom. The property has also had a replacement roof in 2021. Of particular note are the landscaped rear gardens which are arranged over several ascending terraces with raised planted beds, artificial grassed level and upper decked area with bespoke entertainments area and bar.



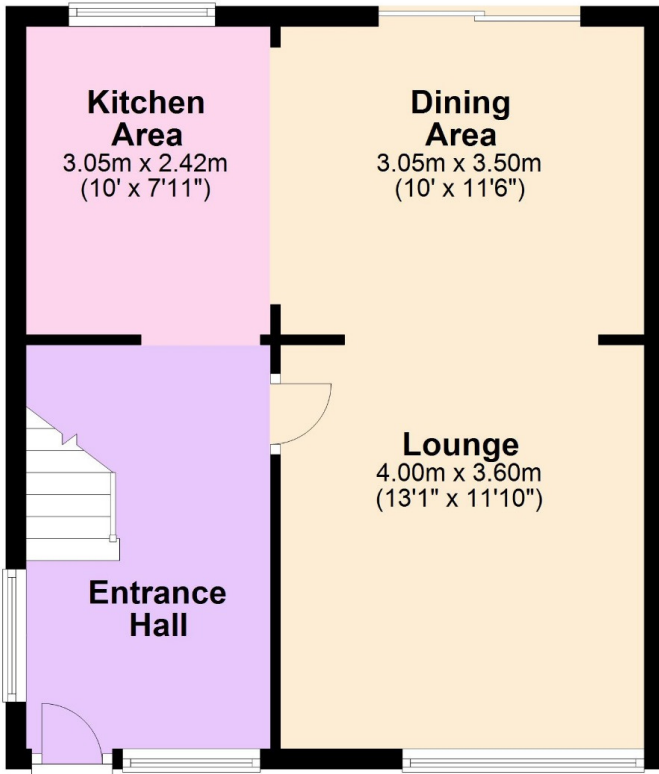
Situated in a popular residential area with local facilities include park, pleasant walks, bus service, primary school and shopping facilities. Preston offers a range of bars and cafes plus supermarkets and sandy beach. The town centre and beach is approximately two miles distance. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.



What3Words uPn:
<https://what3words.com/during.wiring.oils>

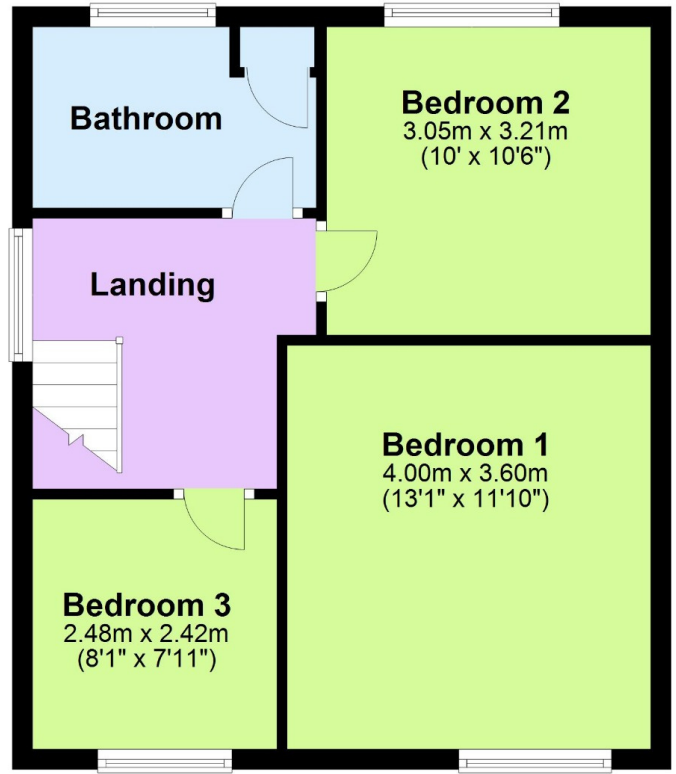
Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 87.2 sq. metres (938.4 sq. feet)

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We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. 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: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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.

