# 41 Waterleat Avenue, Paignton

Paignton







### 41 Waterleat Avenue

#### Paignton, Paignton

3 bed terraced house in Waterleat. Lounge, spacious kitchen/dining room with integrated appliances. Lovely open views to rear. 3 bedrooms, modern bathroom. Gas central heating, uPVC double glazing. Close to schools, shops, bus services. Paignton town centre and sea front 2 miles away. Internal viewing recommended. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A well presented three bedroom terraced
- Modern kitchen/diner with integrated applicances
- Modern fitted bathroom
- Countryside views
- Driveway parking for one car
- Gas central heating and uPVC double glazing
- Tiered low maintenance garden
- Close to schools and local amenities
- Viewing recommended
- EPC C Council tax band B

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Paignton, Paignton

The property is located in a popular residential area being close to local schools, shops and bus services. Paignton town centre and sea front are approximately 2 miles away, offering a choice of shops, restaurants and activities. Paignton has a train station, which links to the mainland station in Newton Abbot.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP 01803 890110

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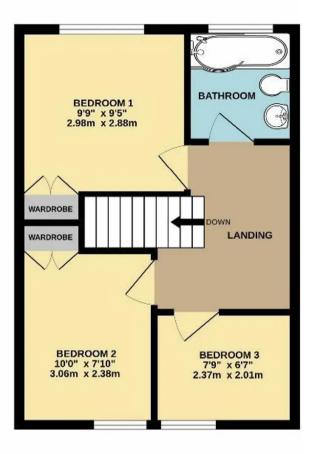
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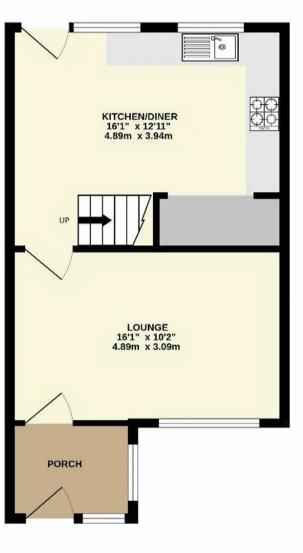














Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropx ©2023