



CHECK OUT this lovely Semi Detached Family Home, just by Roselands Primary School & Nursery, short drive to Paignton & Torquay Towns, Beaches, Schools, Shops, Amenities & Rail Links. Living + Dining Room, Kitchen, 3 Bedrooms, Bathroom, Off Road Parking, Garage, front & larger rear Garden + Patio.

9 Lynmouth Avenue | Paignton | TQ4 7RQ







PROPERTY TYPE

Semi Detached House



SIZE

864 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,  
Patio



EPC RATING

64 - D



COUNCIL TAX BAND

C



### in a nutshell...

- Popular Location for Roselands Primary School
- Close to Paignton & Torquay
- 3 Bedrooms
- Living + Dining Room
- Kitchen & Bathroom
- Off Road Parking + Garage
- Larger Rear Garden
- Would Benefit From Modernisation
- Local Bus & Rail Links







## the details...

CHECK OUT this lovely Semi Detached Family Home, in Paignton, located in this ever-popular area, just by Roselands Primary School & Nursery. Lynmouth Avenue is just a short drive to Broadsands, Goodrington & Paignton Beaches, with Rail Stations in Paignton & Torquay, bus routes, further secondary & grammar schools and A380 bypass road link to Exeter & Plymouth. Paignton & Torquay have plenty of amenities & shops.

This 1980'S style home, is set back from the road, with a spacious off-road parking area for a number of cars that leads to a Garage & the rear Garden. The Entrance Hall leads rightwards to an Open Plan Living & Dining Room, the lounge area overlooking the front & rear dining area, with patio door, overlooking the Garden & Patio.

A traditional galley style Kitchen overlooks the side parking, garage & has a back door that leads rearwards. There plenty of work surfaces, cupboards, a modern electric cooker, hob & cooker hood, plumbing for a washing machine, space for a fried/freezer & sink drainer with a tiled floor.

Upstairs the main Bedroom overlooks the front, with another spacious double Bedroom overlooks the rear Garden & an additional third single Bedroom. There is a family bathroom, with corner bath, sink & w.c.

This family home has lots of natural light & would benefit from a little modernisation. The outside rear Garden is very spacious & could be easily landscaped giving differing areas to be enjoyed.

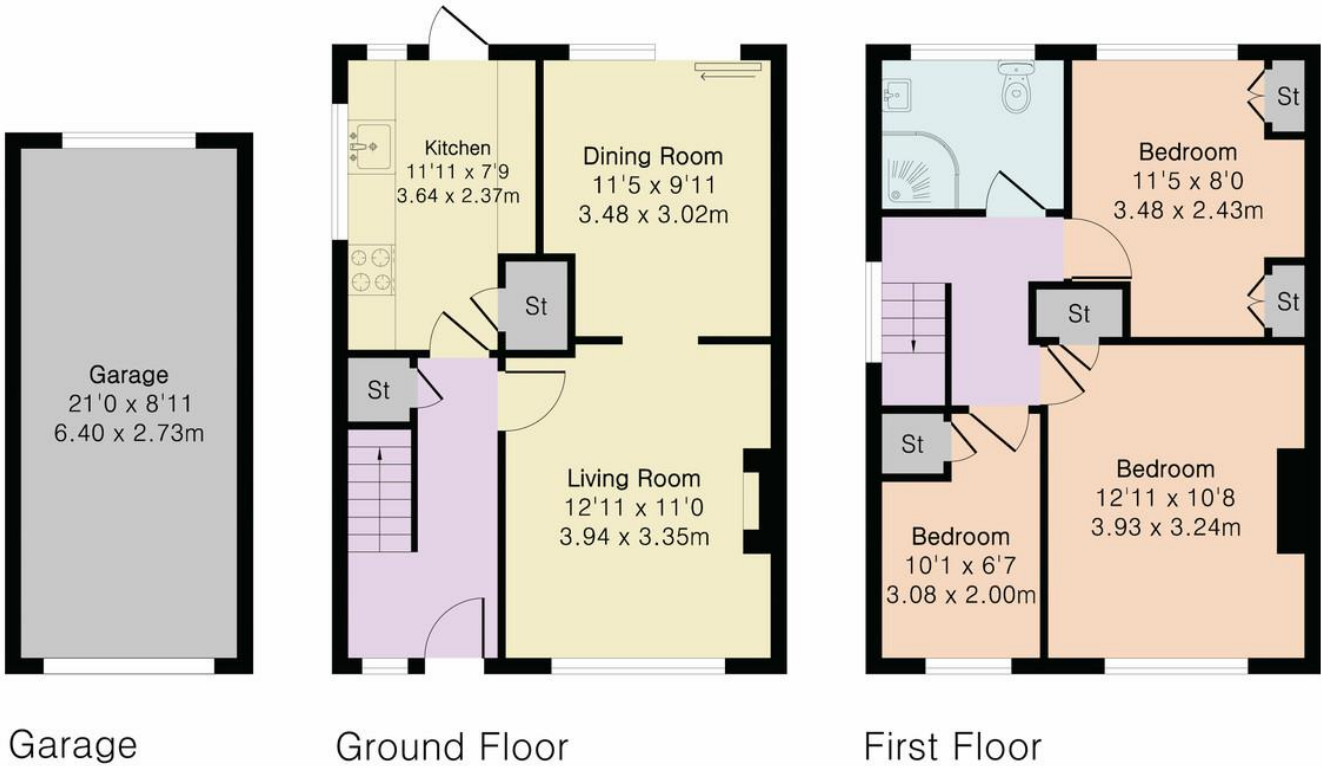
The Garage has recently had a roof replacement. PVCu double glazing & gas central heating throughout.



the floorplan...

**Approximate Gross Internal Area 864 sq ft - 80 sq m  
(Excluding Garage)**

Ground Floor Area 432 sq ft – 40 sq m  
First Floor Area 432 sq ft – 40 sq m  
Garage Area 188 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**complete.**







## the location...

### Travel

Lynmouth Avenue  
0.04 mi • Bus stop or station

Lulworth Close  
0.05 mi • Bus stop or station

Goodstone Way  
0.16 mi • Bus stop or station

Paignton Rail Station  
1.30 mi • Train station

### Schools

Roselands Primary School  
0.01mi •

South Devon College  
0.42mi •

Cambian Devon School  
0.61mi •

Please check Google maps for exact distances and travel times.

**Property postcode: TQ4 7RQ**



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