



# 272 Totnes Road

Paignton, Devon, TQ4 7HB





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**Property in Need of Modernisation & Refurbishment  
Kitchen/Diner, Sitting Room, Two Bedrooms, Bathroom  
Rear Yard, Garden and Parking for 2 Cars. Potential to Extend  
Convenient Location Close to S.D. College, Shopping Centres & Arterial Roads  
Potential to Become a First Rate Family Home or Investment Opportunity**

## LOCATION

The property is situated on the A3022 Totnes Road, on the edge of central Paignton. A convenient location close to supermarkets, various local primary schools, Paignton Community College plus South Devon College, shopping centres and within close range of the main arterial roads leading to Brixham, Paignton, Torquay, Totnes and Newton Abbot.

## DESCRIPTION

This two bedroom terraced property is in need of modernisation and refurbishment therefore providing the perfect opportunity for someone to update and customise to their own requirements or for investors to create a rental income.

The rear of the property has potential to extend to provide further living space, the property also benefits from an enclosed garden and parking for two cars.

Ref No: 4980

£1 65,000 Freehold

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The property comprises:-

UPVC Entrance door from Totnes Road leading to:-

## HALLWAY

With wall mounted radiator.

## SITTING ROOM

Bay window with front aspect. Ornate 1950's fireplace and wall mounted radiator.

## KITCHEN/DINER

Fitted with a range of wall & floor mounted cupboards, ornate fireplace and combi boiler. Rear aspect.

## STORAGE/ UTILITY AREA

Central Staircase to **FIRST FLOOR**.

## BEDROOM 1

Double with front aspect, recess with wash hand basin.

## FAMILY BATHROOM

A pedestal wash hand basin and panelled bath unit with shower attachments above.

## BEDROOM 2

Double with rear aspect, built in wardrobe and shelving unit.

## OUTSIDE

To the front of the property is a small garden. To the rear is a courtyard with outbuildings leading to a fenced garden with gate to the rear parking space for 2 cars.

## TENURE

Freehold.

## SERVICES

The property is fitted with double glazed windows and gas central heating. All main services are connected to the property.

## COUNCIL TAX BAND B

## EPC RATING D

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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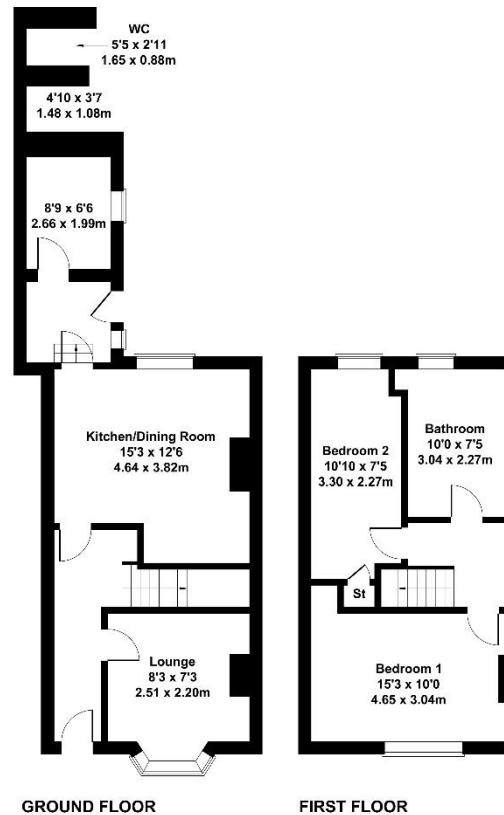
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## 272 Totnes Road

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

Not to Scale. Produced by The Plan Portal 2024  
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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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