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**BIRKLANDS, 33 GARFIELD ROAD,
PAIGNTON, TQ4 6AX**

**£316,000
FREEHOLD**

A deceptively spacious mid terrace home located just off Paignton beach and promenade with the picturesque harbour side and town just a short distance away. Currently trading as a guest house it also offers potential as a large family home or a home with an income if required or just dual living. Comprising entrance hallway, lounge, dining room, kitchen, ground floor owners accommodation, seven bedrooms (all en-suite). Benefitting from GCH, UPVC Double Glazing and ORP.



33 GARFIELD ROAD

A Spacious Mid Terrace Home | Central
Location | Just off the Seafront | Seven
Bedrooms (all en-suite) | Two
Receptions | Owners Accommodation |
Currently Trading as a Guest House |
GCH & UPVC Double Glazing | Enclosed
Front Garden | Off Road Parking



ACCOMMODATION

A glazed front door with an obscured glass window above leaves through into :-

VESTIBULE

Cupboard housing the meters. A decorative UPVC double glazed front door leads through into :-

ENTRANCE HALLWAY

Stairs rise to the first floor which has an under stairs storage cupboard. Double panelled radiator. Telephone point. Doors through to principle rooms :-

LOUNGE

15' 10 max into the bay window" x 14' 4 into the recess" (4.83m x 4.37m) Decorative ceiling rose. Blocked coving to ceiling. Picture rail. UPVC double glazed bay window to the front. Double panelled radiator. TV Ariel point.

BEDROOM ONE

10' 4max" x 9' 5min plus the door recess" (3.15m x 2.87m) Blocked coving to ceiling. UPVC double glazed window to the rear. Single panelled radiator. TV point. Door through to :-

EN-SUITE

5' 1 min" x 3' 4" (1.55m x 1.02m) Extractor fan. Low level flush WC. Pedestal wash hand basin with a wall light with an electric shaving point. Shower cubicle with a folding door and electric shower. Fully tiled around.

DINING ROOM

19' 4 max" x 12' 7 into the bay" (5.89m x 3.84m) Coving to textured ceiling. Two UPVC double glazed windows. Double panelled radiator. double doors to the airing cupboard which is housing the boiler and the controls for the central heating. Further built in storage cupboards which is housing the circuit breaker. Sliding door through to the :-

KITCHEN

13' 11 max" x 9' 7 max " (4.24m x 2.92m) Two UPVC double glazed windows to the side aspect. A range of matching base units and drawers

BEDROOM SEVEN

11' 10 max" x 12' 11 max" (3.61m x 3.94m) Two UPVC double glazed windows to the front aspect. Double panelled radiator. TV Ariel point. Door through to :-

EN-SUITE

4' 9" x 7' 9 to the rear of the shower" (1.45m x 2.36m) Irregular shape. Low level flush WC. Pedestal wash hand basin with a wall light over. Shower cubicle with an electric shower. Fully tiled around. extractor fan.

OUTSIDE

To the front there is a gated path leading to the front door where there is a storm porch. The front garden is mainly laid with lawn with bordering flower beds with various flowers and palms. A tiled patio area.

To the rear there is a side path leading around to the rear where there is off road parking for one car
Door through to side utility area.

UTILITY AREA

Full power and lighting. Space and plumbing for washing machine and tumble dryer. Built in shelving.



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with matching wall units with rolled edged work tops. Space for a fridge and freezer. Space for a range cooker with an extractor hood above. Space and plumbing for a dish washer and washing machine. A stainless steel double bowl and sink drainer. Wall mounted wash hand basin with tiled splash backs. Step down to :-

INNER HALLWAY

UPVC double glazed front door leading out to the side of the property. Door through to :-

SHOWER ROOM

6' 1" x 4' 7" (1.85m x 1.4m) Coving to the ceiling. Extractor fan. Low level flush WC. Pedestal wash hand basin. Corner shower cubicle with an electric shower. Partially PVC easy clean walls. Single panelled radiator.

OWNERS BEDROOM

10' 7" x 9' 1" (3.23m x 2.77m) TV Ariel point. Archway through to :-

DRESSING AREA

7' 9" x 5' 7" (2.36m x 1.7m) UPVC double glazed window to the rear. Build in shelving and hanging rails.

FIRST FLOOR

Double panelled radiator. Door to linen cupboard which has built in shelving and a window and a single panelled radiator. Stairs rising to the second floor and doors off into :-

BEDROOM TWO

13' 7 minimum" x 9' 11 plus the door recess" (4.14m x 3.02m) UPVC double glazed window to the side aspect giving side views towards Torquay. Double panelled radiator. TV Ariel point. Door through to :-

EN-SUITE

6' 1" (1.85m Easy clean PVC walls. Single panelled radiator. UPVC double glazed obscured glass window. Pedestal wash hand basin with a wall mirror over with a wall light with an electric shaving point. A shower cubicle with an electric shower.

BEDROOM THREE

10' 5" x 9' 2min plus the door recess" (3.18m x 2.79m) UPVC double

33 GARFIELD ROAD

