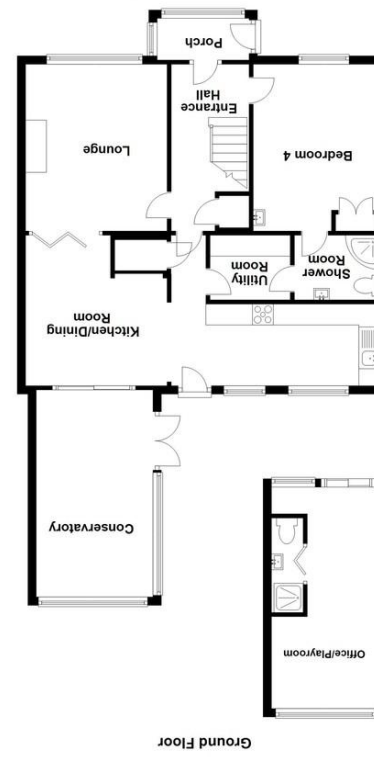
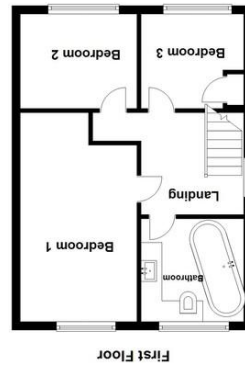
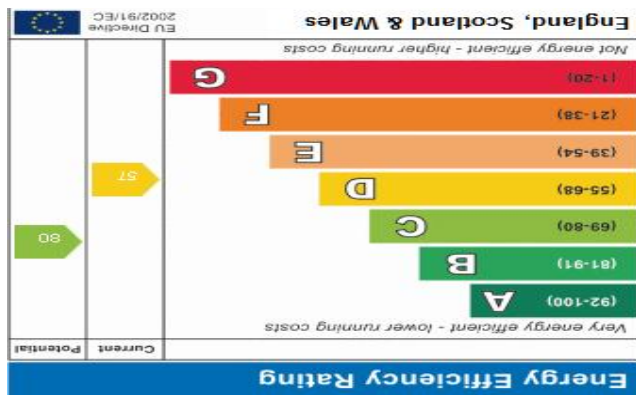




**OFFICE**  
49 Hyde Road, Paignton,  
Devon, TQ4 5BR  
01803 521111 | info@propertyladderdevon.com

propertyladderdevon.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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PHOTOS  
  
COMING SOON



**12 ROWBROOK CLOSE**  
**PAIGNTON, TQ4 7BU**

**£364,995**  
**FREEHOLD**

Extended Semi Detached Family Home situated in a cul-de-sac location on popular Roselands, being within easy reach of the Technical College, well regarded Primary Schools, Sainsbury's, Lidl, Aldi and Asda. Accommodation comprises entrance porch, entrance hallway, kitchen/dining room, utility room, conservatory and downstairs bedroom with en-suite. On the first floor there are 3 further bedrooms and family bathroom/W.C. There is also an added benefit of a detached garage conversion to give an extra office/play room with a shower room/ W.C. Gas central heating, UPVC double glazing and has gardens to the front and rear and a driveway offering off road parking for 2 vehicles.





## 1 2 ROWBROOK CLOSE

4 BEDROOMS | DRIVEWAY |  
SEMI-DETACHED HOUSE | GARDENS |  
OPEN PLAN KITCHEN/DINER |  
DOUBLE GLAZING | G/C/ HEATING |  
POPULAR LOCATION | CUL-DE-SAC |  
CONSERVATORY

### BEDROOM 1

14' 9" x 9' 6" (4.5m x 2.90m) UPVC double glazed window overlooking the rear of the property. Gas central heating radiator. Wood effect flooring. TV point.

### BEDROOM 2

9' 2" x 9' 2" (2.80m x 2.80m) UPVC double glazed window overlooking the front of the property. TV point. Wood effect flooring. Gas central heating radiator.

### BEDROOM 3

9' 2" x 7' 10" (2.80m x 2.40m) UPVC double glazed window overlooking the front of the property. Cupboard housing the boiler. TV point.

### FAMILY BATHROOM

Obscure UPVC double glazed window to the rear of the property. Modern suite comprising of jacuzzi bath with shower and glazed shower screen. Wash hand basin. Concealed cistern low level WC. Wall mounted touch control mirror. Heated towel rail. Tiled flooring.

### PLAY ROOM/ OFFICE (GARAGE CONVERSION)

17' 4" x 8' 6" Max (5.30m x 2.60m) UPVC double glazed windows and sliding door. Wood effect laminate flooring. Bi-folding door leading to;

### SHOWER ROOM

Wash hand basin. low level WC. Shower cubicle with fitted shower. Extractor fan.

### ACCOMMODATION

UPVC double glazed entrance door leads to :-

### ENTRANCE PORCH

UPVC double glazed windows and doors overlooking the front of the property. Tiled flooring. Door leading into :-

### ENTRANCE HALLWAY

Stairs rise to the first floor. Understairs storage cupboard housing the gas and electric metres. Tiled flooring. Doors to :-

### LOUNGE

13' 1" x 11' 1" (4.00m x 3.4m) UPVC double glazed window overlooking the front of the property. Contemporary gas living flame effect fire. Wooden flooring. Bi-fold doors leading to the Kitchen/Dining room. TV point.

### KITCHEN/ DINING ROOM

27' 10" x 10' 9" Narrowing (8.5m x 3.3m) UPVC double glazed windows and doors overlooking and leading to the rear gardens. Range of modern wall and floor mounted units with rolled edge work surfaces and glazed splashbacks. Glazed cabinets. Fitted double oven within tower unit. Fitted 5 point gas hob with cooker hood over. Tiled floors leading to wooden floors in the Dining Area. TV point. Gas central heating radiator.

### OUTSIDE

To the front of the property there is a Driveway offering Parking for 2/3 vehicles. There are open plan gardens mainly laid to lawn with a variety of trees shrubs and bushes. To the rear there are again lawned areas enclosed by timber lap fencing with shrubbery and bushes.

### AGENT NOTES

Please note under the Estate agent Act of 1979 we must disclose that the that the Vendor of this property is a close relation to a member of the Property Ladder Sales Team. The property is Council Tax Band C.

### UTILITY ROOM

5' 2" x 4' 7" (1.60m x 1.40m) Worksurface. Doors to the Hallway and En-Suite.

### DOWNSTAIRS BEDROOM

11' 9" Max x 9' 6" Max (3.6m x 2.9m) UPVC double glazed window overlooking the front of the property. Built-in cupboard. Wash hand basin. Gas central heating radiator. Smoke alarm. Wooden flooring.

### EN-SUITE SHOWER ROOM

7' 2" x 4' 11" (2.20m x 1.50m) Corner entry shower cubicle. Wash hand basin set within vanity unit and wall mounted mirror above. . Low level WC. UPVC Obscured double glazed window to the side of the property. Jack and Jill door to Bedroom and Utility Room. Tiled flooring. Gas central heating radiator.

### CONSERVATORY

16' 4" x 9' 2" (5.00m x 2.80m) UPVC double glazed windows and doors overlooking and leading to the rear gardens. Tiled flooring. TV point.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side of the property. Smoke alarm. Carpeted flooring. Loft access with pull down ladder. Gas central heating radiator. Doors leading to ;

## 1 2 ROWBROOK CLOSE