



8 Gerston Road

£249,999

3 1 3



- SPACIOUS FAMILY HOME
- 3 RECEPTION ROOMS
- MASTER ENSUITE BATHROOM
- GAS CENTRAL HEATING
- COURTYARD OR PARKING
- 3 DOUBLE BEDROOMS
- FITTED KITCHEN
- FAMILY SHOWER ROOM
- DOUBLE GLAZING
- IDEAL FOR THE TOWN & BEACHES



Ideally situated in a level and central position a three double bed roomed family home, which offers good sized accommodations throughout. This includes hallway, lounge, dining room, breakfast room, fitted kitchen, cloakroom & utility lobby on the ground floor. The first floor is made up of 3 bedrooms master en-suite and family shower room. There is an attic space which has lapsed permissions to form a further bedroom. To the rear is an enclosed courtyard garden with double roller shutter door giving for private off road parking. The home is a very short walk the Town Centre and a few minutes level walk to the sea front, beach and Paignton Pier. Well presented throughout it is well worthy of a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 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