



132 Gibson Road
Paignton TQ4 7LT
£315,000

Winfields
Sales & Lettings

132 Gibson Road
Paignton TQ4 7LT
£315,000



Winfields
Sales & Lettings

****PERFECT FAMILY HOME****

- 3 Double Bedrooms
- Utility Room
- Double Driveway
- Large Garden
- Office Space

Lounge/Diner

24'3" x 10'7"

This spacious open-plan lounge/diner offers a bright and versatile living area, ideal for both relaxing and entertaining. With a large front-facing window allowing plenty of natural light, the space is enhanced by wood-style flooring and a neutral colour scheme throughout. The lounge comfortably accommodates a full seating arrangement, while the dining area at the rear provides ample room for a family-sized table and chairs

Kitchen

9'6" x 8'2"

The kitchen is fitted with a range of modern maple-effect units, complemented by stylish black marble-effect worktops for a sleek and contemporary finish. A stainless steel sink is set beneath the window, allowing for plenty of natural light. The space also benefits from a built-in gas hob and electric oven, providing both practicality and efficiency for everyday cooking.

Office/ Bedroom 4

9'1" x 7'6"

Currently used as a home office, this versatile space is a converted garage offering excellent flexibility to suit a variety of needs. With its generous proportions, it could easily be adapted into a fourth bedroom, playroom, or additional reception room. The space also benefits from an adjoining utility room, adding practicality and convenience for busy households.

Utility

7'6" x 5'8"

The utility room is a practical addition to the home, featuring a stainless steel sink, wall-mounted cupboards, and open shelving for additional storage. A designated water point is in place for a washing machine, making this space both functional and convenient for day-to-day household tasks.

Bedroom 1

.6'6" x 10'4"

This charming double bedroom features a large front-facing window that fills the room with abundant natural light, creating a warm and inviting atmosphere.

Bedroom 2

A generously sized double bedroom with a front-facing window that floods the room with natural light. There's plenty of space for ample storage solutions, making it both practical and comfortable.

Bedroom 3

This well-sized double bedroom features a window overlooking the rear of the property, providing a quiet and private setting. Natural light filters through the window, creating a bright and airy atmosphere that makes the room feel welcoming and relaxing. With ample space to accommodate a range of furniture and storage options, this bedroom is perfect for family members or guests seeking comfort and versatility.

Shower Room

This sleek shower room features a spacious double shower, complemented by a crisp white sink and a heated towel rail for added comfort. Designed with contemporary finishes, it offers a bright and functional space perfect for your daily routine.

WC

A convenient separate WC fitted with a clean white basin, offering practical functionality and privacy. This space is designed for comfort and ease of use.

Driveway

A spacious double driveway providing ample off-road parking for two vehicles, ensuring convenience and ease for residents and visitors alike.

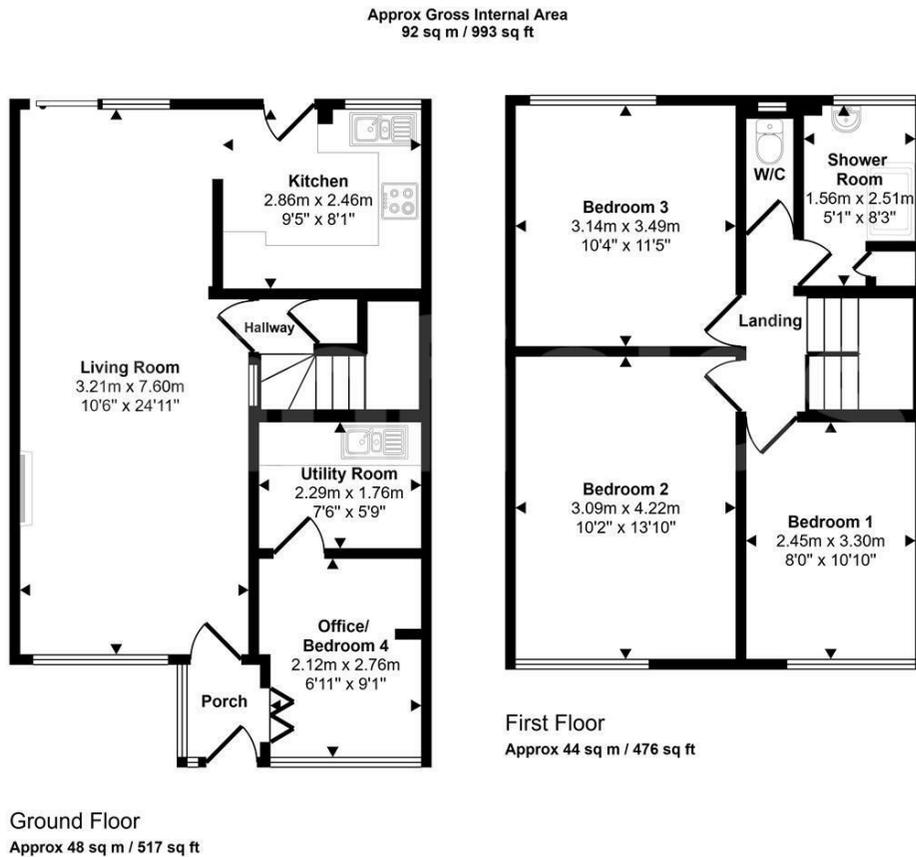
Garden

This delightful garden is arranged over three levels, beautifully landscaped with a variety of lovely plants. Enjoy the spacious patio area—perfect for summer gatherings and outdoor relaxation. At the rear, you'll find a handy

shed for storage and a comfortable bench, creating a peaceful spot to unwind and enjoy the surroundings.



FLOOR PLAN & E.P.C.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC





PAIGNTON
(01803) 320969

345 aTorquay Road, Preston
Paignton, Devon TQ3 2EP

www.winfieldsgroup.co.uk

EXETER
(01392) 984126

Highewr Huxham,
Exeter, EX1 2HF

BRISTOL
(0117) 287 2199

13 Harbury Road, Bristol,
BS9 4PN



Winfields
Sales & Lettings