

Padstow Close, TS26 0XQ
3 Bed - House - Semi-Detached
£170,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold

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*** NO FORWARD CHAIN *** An immaculately presented and rarely available three bedroom semi detached house occupying a pleasant tucked away position within a quiet cul de sac. This well cared for property features generously proportioned rooms, whilst further benefitting from gas central heating via a replacement boiler and upgraded uPVC double glazing. Well presented throughout with neutral decor, refitted flooring and viewing strongly recommended. The accommodation briefly comprises: entrance into dining room with sliding doors into the well equipped kitchen; the rear lounge has French doors opening onto the rear garden and completes the ground floor layout. To the first floor are three good size bedrooms and the family bathroom with white and chrome suite. Externally the enclosed rear garden affords a good degree of privacy, is laid to lawn with well stocked borders and a sunny patio area. The open plan front garden is laid to lawn with well stocked borders. The garage is accessed via the ample block paved driveway to the side of the property. Padstow Close is accessed via Newquay Close off Wiltshire Way which is convenient for both amenities and transport links.

GROUND FLOOR

ENTRANCE

DINING ROOM
14'6 x 9'3 (4.42m x 2.82m)
uPVC double glazed glass panelled door, uPVC double glazed window, spindle staircase to first floor landing, radiator, sliding doors opening into the kitchen.

KITCHEN
14'6 x 5'1 (4.42m x 1.55m)
Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, freestanding gas cooker, integrated fridge freezer, plumbing for washing machine, uPVC double glazed window to front.

LOUNGE
14'3 x 11'4 (4.34m x 3.45m)
uPVC double glazed French doors opening onto the rear patio, radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to side, loft access.

BEDROOM 1 (front)
11'6 x 9'6 (3.51m x 2.90m)
uPVC double glazed window to front, built-in storage, radiator.

BEDROOM 2 (rear)
11' x 8'9 (3.35m x 2.67m)
uPVC double glazed window to rear, radiator.

BEDROOM 3 (rear)
8' x 6'5 (2.44m x 1.96m)
uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

EXTERNALLY
The enclosed rear garden affords a good degree of privacy, is laid to lawn with well stocked borders and a sunny patio area. The open plan front garden is laid to lawn with well stocked borders. The GARAGE is accessed via the ample block paved driveway to the side of the property.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

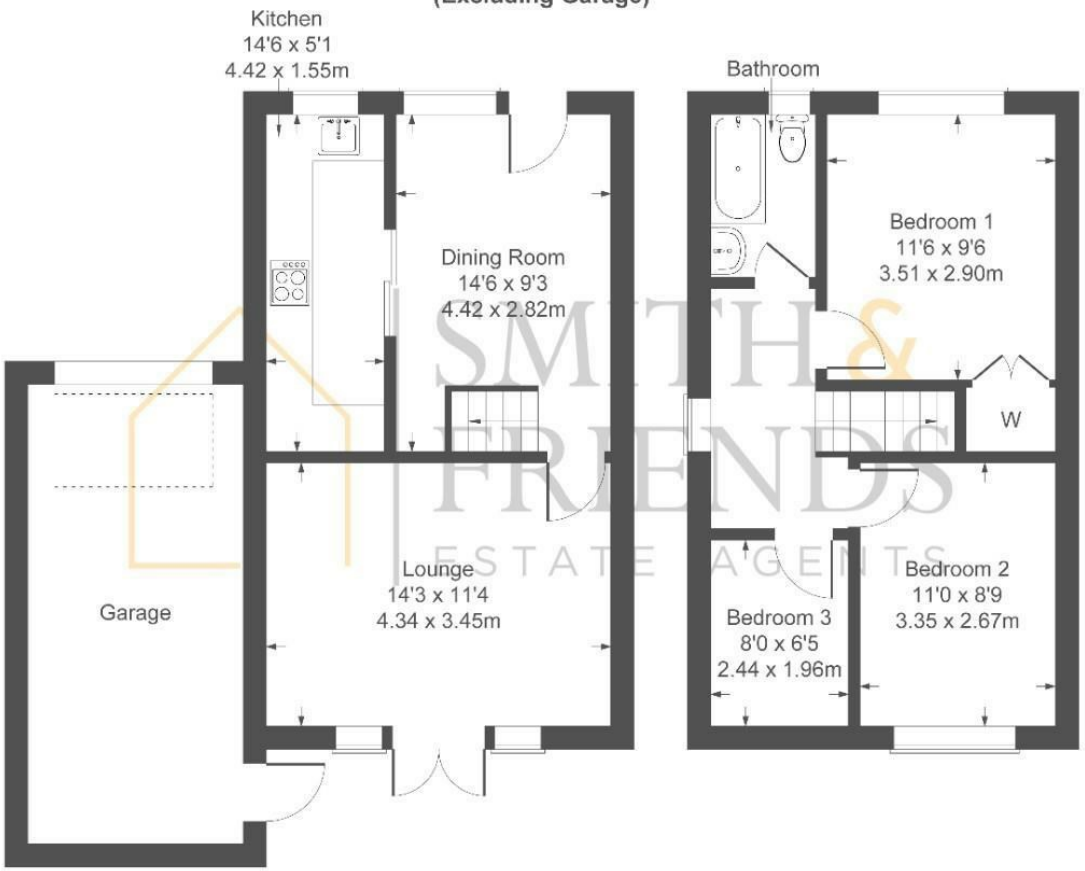




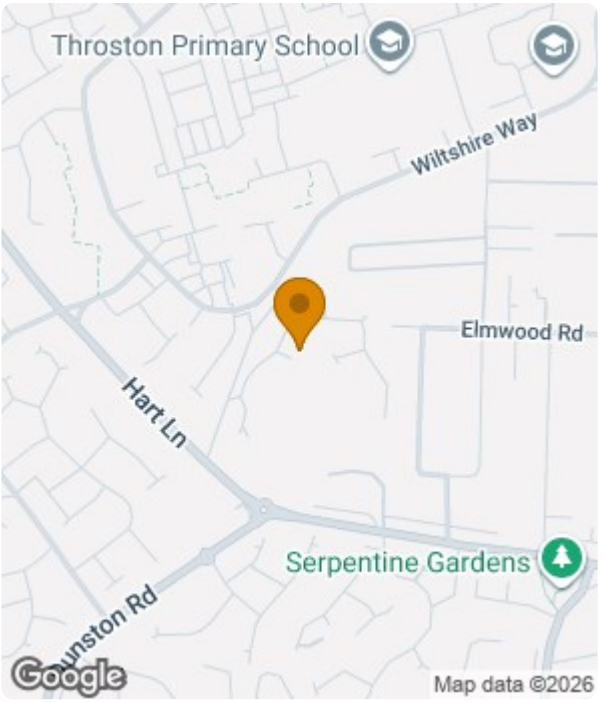


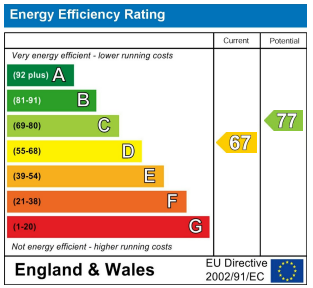
Padstow Close

Approximate Gross Internal Area
781 sq ft - 73 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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