



14 Garfield Road, Paignton, Devon, TQ4 6AU

£270,000

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- PROJECT HOUSE RENOVATION REQUIRED
- 7 BEDROOMS MANY EN-SUITE
- KITCHEN
- COURTYARD GARDENS
- POTENTIAL HOME AND INCOME
- CLOSE TO TOWN AND SEAFRONT
- LOUNGE
- GAS CENTRAL HEATING
- SUITABLE FOR A VARIETY OF USES
- IMPROVEMENT AND RENOVATION REQUIRED

Situated in a level location with an easy walk to Paignton Esplanade and the seafront. The amenities of the Town Centre are also easily to hand. The property is a spacious semi-detached home with accommodation laid out over 3 floors and requiring renovation and improvement throughout. Potential for home and income (subject to permissions) or to be converted back to a spacious family residence. The property is currently arranged as seven letting Bedrooms, a communal lounge, communal kitchen and a separate one bed roomed garden flat. Outside there are courtyard gardens to the front and rear. Of interest to someone wanting to put their own stamp on a project.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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