



**40 Spencer Road, Paignton**

Paignton

Guide Price **£195,000**

ABSOLUTE



## 40 Spencer Road

Paignton, Paignton

Fantastic opportunity! 3-bed semi-detached house needing modernisation. Spacious living/dining room, conservatory, fitted kitchen, gas central heating, garden space, and convenient location. Ideal for buyers keen to put their stamp on a property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three bedroom semi-detached home in need of modernisation
- Living/dining room with access into conservatory
- Fitted kitchen
- Open entrance hallway & side porch
- Bathroom/WC
- Opportunity for someone to put their own stamp on a property
- Gas central heating
- Outside storage shed
- Front & rear garden
- On road parking



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Paignton, Paignton

Located in a popular residential area of Paignton with shops and doctors surgery close by and served well by a local bus service into Paignton and beyond. Great road connections towards, Totnes, Torquay, Newton Abbot, Exeter and beyond. In Paignton there is a train station giving you access to the rest of the country.

### Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

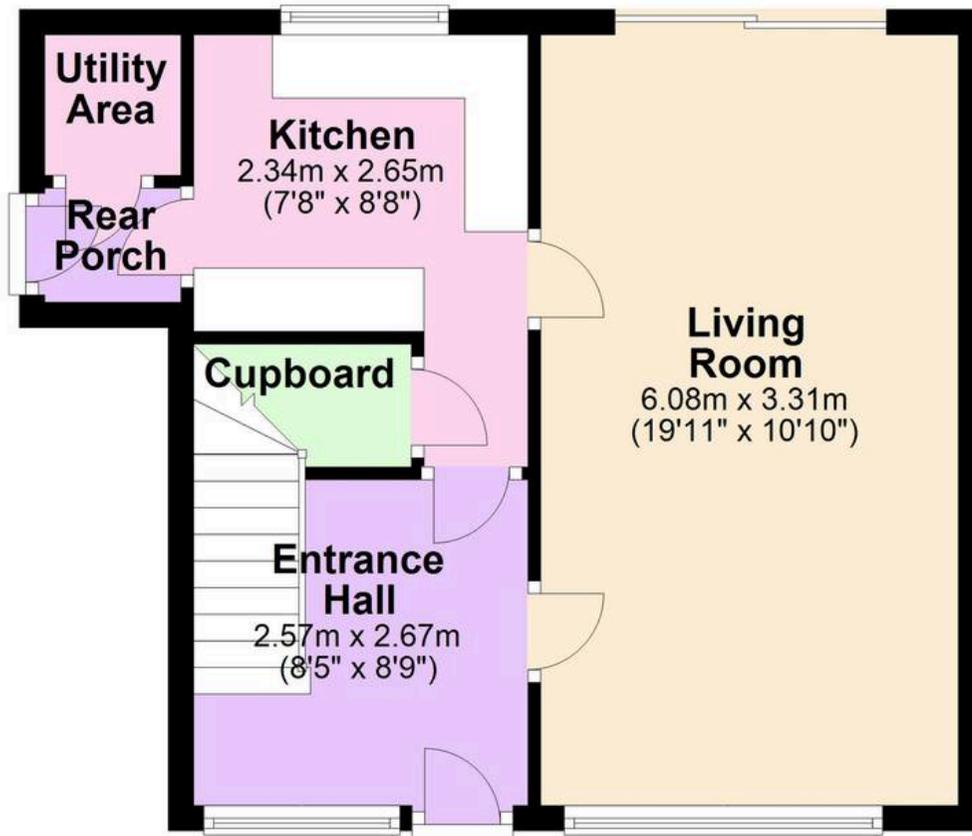
<http://www.movewithabsolute.co.uk>



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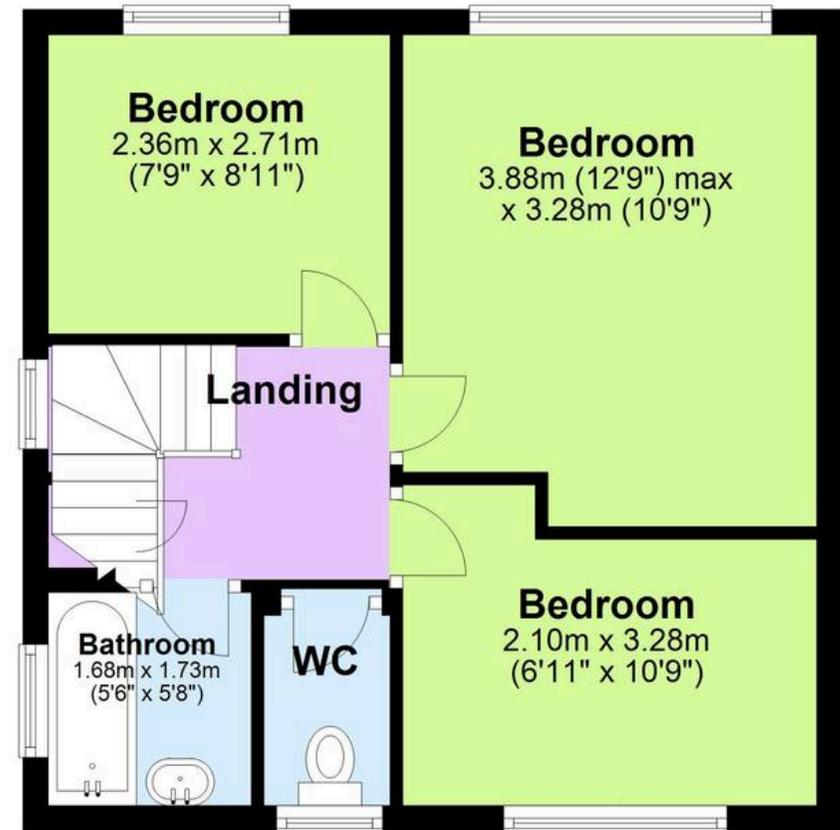
### Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

Approx  
Plan produced using PlanUp.

