



Freshwater Drive | Paignton | TQ4 7SB

Asking Price Of £357,500

A substantially sized four bedroom home located in the ever desirable location of Hookhills, Paignton. The property offers a welcoming entryway, a sizeable kitchen, a large living room and dining room, four double bedrooms with the master being en-suite, a further family bathroom, off road parking, front and side gardens and a garage. The home is situated in the ideal spot and is just a short walk from an array of amenities such as local shops, doctors, pharmacies, bus links, schools, supermarkets, Broadsands beach and much more. The property is being offered with no onward chain!

- NO CHAIN!
- FOUR DOUBLE BEDROOMS
- CORNER PLOT
- GARAGE AND PARKING
- FRONT AND SIDE GARDENS
- SOUGHT AFTER LOCATION
- SPACIOUS LAYOUT
- CLOSE TO LOCAL AMENITIES

ENTRANCEWAY A uPVC double glazed door opening into the inner entryway with doors leading through to the ground floor accommodation, tiled flooring, overhead lighting and a uPVC double glazed window to the side aspect allowing an abundance of light to beam through.

KITCHEN - 3.62m x 2.4m (11'10" x 7'10") A range of overhead, base and drawer wooden units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric double eye level oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher, dryer and fridge. A deep built in pantry cupboard and a serving hatch into the dining room.

DINING ROOM - 5.41m x 2.43m (17'8" x 7'11") A sizeable family dining room with space for a 6/8 seater dining table, tiled flooring, overhead lighting, serving hatch into the kitchen and a cupboard housing the metres and fuse box. Double aspect uPVC double glazing with a uPVC double glazed window to the front and side aspect and a gas central heated radiator.

LIVING ROOM - 6.14m x 5.2m (20'1" x 17'0") An incredibly large and light filled living room with space for ample furniture, a feature gas fireplace with a stone built surround, tv and internet points, thermostat heating control, double aspect uPVC double glazing with a large uPVC double glazed window to the front aspect overlooking the front gardens and uPVC double glazed French doors opening out onto the patio area. Stairs rising up the first floor accommodation and a gas central heated radiator.

FIRST FLOOR

LANDING Doors leading to the adjoining rooms, glow worm boiler and loft hatch.

Address 'Freshwater Drive, Paignton, TQ4 7SB'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '83 | B'

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BEDROOM ONE - 3.76m x 3.26m (12'4" x 10'8") A bright and spacious master bedroom to the front aspect of the home with space for a vast amount of furniture, exposed wooden floor boards, uPVC double glazed window, gas central heated radiator and a door leading into:-

EN-SUITE A three piece suite comprising of a low level flush WC, a wall mounted wash hand basin and a shower unit. Tiled walls and flooring and a uPVC double glazed obscure window.

BEDROOM TWO - 4.07m x 3.34m (13'4" x 10'11") An incredibly generous sized double bedroom again overlooking the front gardens. Exposed wooden floor boards, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 4.29m x 1.96m (14'0" x 6'5") A sizeable third double bedroom, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 4m x 2.01m (13'1" x 6'7") A further great sized bedroom, uPVC double glazed window and a gas central heated radiator.

BATHROOM A great sized family bathroom boasting a low level flush WC, a pedestal wash hand basin and a corner panelled bath unit with shower attachments above and a protective glass shower screen. Tiled walls and flooring, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE An easy to maintain side, enclosed garden that has predominantly been laid to patio slabs for ease of maintenance, perfect for outdoor dining and hosting. The property sits on a sizeable corner plot with further front and side gardens, the front and side gardens have been laid to lawn with a variety of mature shrubs and plants for an aesthetically pleasing landscape.

PARKING The property offers off road parking for 2 vehicles and a garage also.

GARAGE Metal up and over door, electrical points, overhead lighting and a drive door.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.