



Windmill Lane | Paignton | TQ3 1AA

Asking Price Of £595,000

An individually architect designed, three bedroom detached house situated in a quiet lane at Windmill with close ring road access to Exeter etc. The property is stunningly presented and whilst offering 21st century luxury has a period barn style and influence including vaulted ceiling lounge, gallery landing, planked wooden style doors and architraving. The kitchen/diner has a fully integrated kitchen. The property also benefits from bathrooms on both floors. Outside in addition to the driveway to garage it has a further driveway and parking for a total of five cars. Viewing is recommended.

- ARCHITECT DESIGNED THREE BEDROOM HOUSE
- VAULTED CEILING
- GALLERY LANDING
- TWO BATHROOMS
- SEA AND COUNTRY VIEWS
- PARKING FOR FIVE CARS AND GARAGE

Front door with canopy.

HALLWAY Natural wood flooring. Underfloor heating. Spot lighting. Natural wood doors to:-

LIVING ROOM - 5.01m x 4.7m (16'5" x 15'5") Stunning room with vaulted ceiling windows, uPVC double glazed patio doors, underfloor heating and natural wood flooring. Solid fuel stove and displayed piping.

KITCHEN/DINER - 8.21m x 3.11m (26'11" x 10'2") Comprehensive range of white fronted luxury units with quartz work tops. Fully integrated with appliances and range style double oven and canopy over. uPVC double glazed windows and patio doors. Spot lighting opening onto:-DINING AREA With underfloor heating, ceramic tiled flooring and uPVC double glazed patio doors.

BEDROOM THREE - 3.15m x 3.09m (10'4" x 10'1") Built in double wardrobe, uPVC double glazing and underfloor heating.

SHOWER ROOM - 1.75m x 2.03m (5'8" x 6'7") Quality suite with large corner shower cubicle. Vanity basin and low level WC. Fully tiled. Spot lighting and underfloor heating.

LANDING - 3.1m x 3.1m (10'2" x 10'2") Gallery styled landing opening onto study area. uPVC double glazed windows enjoying delightful countryside views. Access to insulated loft space.

Address 'Windmill Lane, Paignton, TQ3 1AA'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '80 | C'

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MASTER BEDROOM/DRESSING ROOM - 3.95m x 6.33m (12'11" x 20'9") Magnificent room with double aspect. Underfloor heating and uPVC double glazing. Countryside and sea views. Dressing room area with a range of built in wardrobes.

BEDROOM TWO - 4.14m x 3.12m (13'6" x 10'2") Double glazing with superb sea views. Built in wardrobe. Under floor heating.

BATHROOM - 2.21m x 1.98m (7'3" x 6'5") Quality suite comprising panelled shower with shower above and screen. Pedestal wash hand basin, low level WC and a chrome heated towel rail. Half tiled and tiled flooring. Double glazing.

OUTSIDE Driveway and separate parking area for up to five cars.

GARAGE Large garage with roller electric door, power and lighting. Stairs to first floor.

STUDY - 3m x 3m max (9'10" x 9'10") Double glazing. Power and lighting.

GARDENS Private sunny gardens mainly laid to patio with raised beds and shrub borders. Further garden area to side plus log store.

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.