



Occombe Valley Road | Paignton | TQ3 1QT

Asking Price Of £279,000

This beautiful 'ready to move into' four bedroom semi detached house is well worth an early viewing! Having been refurbished during 2024 the property is beautifully presented and tastefully finished being fully double glazed and gas centrally heated with a new kitchen and built-in oven and hob, bathroom/WC and second shower room/WC. The property is set out over three levels with the shower room/WC, bedrooms three and four to the ground floor which could also be used as an annex or studio if desired, whilst to the first floor is the lounge and kitchen and the remaining two bedrooms and family bathroom to the first floor. There is ample parking for approximately four cars and a larger than average rear garden with patio and decked area being. This property is vacant and end of chain.

- SEMI-DETACHED HOUSE
- 4 BEDROOMS
- REFURBISHED 2024
- 2 BATHROOMS
- AMPLE PARKING
- GARDENS
- NO CHAIN

**RECEPTION HALLWAY** A wide reception hallway with double glazed window overlooking the rear garden. Opening to:-

**KITCHEN** - 5.4m x 2.3m (17'8" x 7'6") at widest points. Fitted with a brand-new range of cream shaker style units with wood block effect countertops over and built in Lamona glass hob and matching oven with concealed cooker hood above. Composite single drainer sink unit with contemporary mixer tap over. Tasteful grey metro tiling to the walls with inset spotlights to ceiling. Polished tiled flooring. Appliance spaces for fridge freezer and washing machine. Double glazed window to the front.

**LOUNGE** - 5.4m x 3.5m (17'8" x 11'5") A bright lounge having a large double glazed picture window to the front. Inset cast iron log burner with decorative fire surround and mantle over. Radiator. Dado rail. Wireless digital programmer for central heating and hot water. Double glazed French doors leading to the rear patio area. Stairs from lounge down to the lower ground floor.

From the main reception hallway stairs leads to:-

**FIRST FLOOR LANDING** Double glazed window overlooking the rear garden. Built in store cupboard housing Worcester gas boiler for central heating and hot water.

**BEDROOM ONE** - 3.2m x 3.3m (10'5" x 10'9") at widest points. A good size double bedroom with large double glazed window overlooking the front aspect. Range of built-in wardrobes. Radiator. Dado rail.

**BEDROOM TWO** - 3.5m x 2.6m (11'5" x 8'6") at widest points. Another double bedroom with large double glazed window overlooking the front aspect. Recessed shelving. Radiator. Dado rail.

Address 'Ocombe Valley Road,  
Paignton, TQ3 1QT'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '49 | E'

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**BATHROOM** Fitted with a white three piece sweet comprising corner bath with shower fitment over and glass splash screen. Vanity unit with set wash hand basin and chrome tap over. Low level WC. Part tiled walls and tiled flooring. Inset spotlights to ceiling. Double glazed window.

Stairs leading from the lounge down to the lower ground floor.

### LOBBY AREA

**BEDROOM THREE** - 5.2m x 3.5m (17'0" x 11'5") at widest points. A large double bedroom with double glazed window and door leading out to the front of the property. Radiator. Useful under stairs store cupboard.

**BEDROOM FOUR/STUDY** - 3.3m x 2.2m (10'9" x 7'2") at widest points. A generous single bedroom with double glazed window to the front and radiator. This could also be used as an office for those working from home.

**SHOWER ROOM/WC** Fitted with a modern white suite comprising vanity unit within wash hand basin, low level WC and walk in shower cubicle with shower fitment and glass doors. Acrylic panelling to walls.

**AGENTS NOTE** This lower ground floor area would be suitable as a studio or possibly an annex for a dependent relative, teenager or similar.

### OUTSIDE

**PARKING** To the front of the property, there is off-road parking for approximately four vehicles.

**REAR GARDEN** The garden is larger than average and elevated with the first level being a patio area which can be accessed from the lounge. Steps lead up to a large decked area which is ideal for barbecues and alfresco dining. The remainder of the garden is a blank canvas for the keen gardener and is of a good size.

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.