



Totnes Road | Paignton | TQ4 7PW

Offers Over £260,000

An exceptionally presented and fully renovated grade II listed thatched cottage located in the ever sought after location of Collaton St. Mary, Paignton. The cottage comprises of a sizeable lounge, a large dining room, a beautifully modern kitchen, three bedrooms, two bathrooms, a courtyard garden and off road parking for one vehicle. The property is within easy reach of Stoke Gabriel, Totnes and Paignton town, many supermarkets, schools and a college, bus links and much more. The cottage whilst finished to a wonderfully high standard poses many of its original features. No onward chain.

- COMPLETELY RENOVATED
- GRADE II LISTED COTTAGE
- INCREDIBLY PRESENTED THROUGH OUT
- PARKING AND GARDEN
- DESIRABLE LOCATION
- NO CHAIN!

**ENTRANCE PORCH** A solid wood barn style door leading into the inner porch. Tiled flooring, single glazed window, overhead pendant lighting and fuse box. Secondary barn style door leading into:-

**KITCHEN** - 4.8m x 2.9m (15'9" x 9'6") A beautifully modern brand new farm style kitchen with a range of white overhead, base and drawer shaker style units with solid oak work surfaces over. A 1.5 bowl porcelain farm style sink, a range of integrated appliances from an electric single oven, a four ring gas hob with extractor hood above, an integrated dishwasher, fridge and freezer. Complimentary stone tile back splash. Overhead spotlighting, exposed beams, double glazed window and gas central heating radiator. French paned doors leading into:-

**DINING ROOM** - 3.61m x 3.58m (11'10" x 11'9") A wonderfully large dining room with space for a 6-8 seater dining table. Exposed beams. Door leading out to the rear courtyard garden. Double glazed window. Gas central heating radiator. A large utility cupboard with space and plumbing for a washing machine and tumble dryer. This is also where the boiler is located.

**LOUNGE** - 4.7m x 4.37m (15'5" x 14'4") A cosy and warm living room with a feature log burning stove. Exposed beams, overhead and wall mounted lighting. Double glazed windows. Barn style door leading out to the front of the property. Gas central heating radiator.

Address 'Totnes Road, Paignton, TQ4 7PW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '60 | D'

### Contact Details

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**FAMILY BATHROOM** A beautifully finished spa like bathroom with a low level flush WC, a double vanity with his and hers basins and fitted storage below. A large panelled bath tub and a walk in double shower unit. Panelled walls and a chrome heated towel rail and tiled flooring. Double glazed window.

**SHOWER ROOM** A newly fitted three piece suite comprising of a low level flush WC and a vanity wash hand basin with high gloss fitted storage below and a walk in double shower. Complimentary tiled walls and floors. Extractor fan.

### FIRST FLOOR

**BEDROOM ONE** - 3.24m x 3.03m (10'7" x 9'11") A cosy and roomy master bedroom to the front aspect of the property.

Double glazed window and gas central heating radiator. Built in storage cupboard housing the hot water cylinder with shelving.

**BEDROOM TWO** - 2.69m x 2.24m (8'10" x 7'4") A large single bedroom overlooking the courtyard gardens. Double glazed windows. Gas central heating radiator.

**BEDROOM THREE** - 2.79m x 2.57m (9'2" x 8'5") A smaller double bedroom, double glazed window and gas central heating radiator.

**REAR GARDEN** An enclosed south west facing courtyard garden that has been thoughtfully designed for ease of maintenance with a sun soaked patio and pergola area perfect for alfresco dining and entertaining.

**FRONT** Off road parking for one vehicle.

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.