



Occombe Valley Road | Paignton | TQ3 1QT

A substantially sized semi detached house that comprises of a welcoming entrance hallway, a large open living room/diner, a fitted kitchen, conservatory, three spacious bedrooms with the main house, a modern bathroom and a 1 bed self-contained annexe also. The home also benefits from off road parking, a double garage and a south facing rear garden. The property sits in an ideal spot and is just a short walk from Occombe Valley woods and nature walks, bus links, Preston shops, doctors and pharmacies and much more.

Offers Over £325,000

- 1 BEDROOM ANNEXE
- SPACIOUS ACCOMMODATION
- NICELY PRESENTED THROUGH OUT
- OFF ROAD PARKING FOR UP TO 3 VEHICLES
- DOUBLE GARAGE
- SOUTH FACING REAR GARDEN

ENTRANCE PORCH A uPVC double glazed front door opening into the inner porch way with tiled flooring, space for shoe storage, uPVC double glazed windows with a woodland outlook and a secondary door leading into:-

ENTRANCE HALLWAY A wide and welcoming entrance hallway with stairs rising to the first floor, doors leading to the adjoining rooms, overhead lighting and a gas central heated radiator.

LIVING ROOM/DINER - 8m x 3.76m (26'2" x 12'4") An incredibly large and light filled living room opening into diner perfect for entertaining. A feature gas fireplace, space for abundance of furniture, tv and internet points, a uPVC double glazed bay window to the front aspect with a stunning woodland view and uPVC double glazed sliding patio doors opening into the conservatory. Two gas central heated radiators and coving.

KITCHEN - 3.03m x 2.54m (9'11" x 8'4") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit. Space and plumbing for a washing machine and fridge freezer, complimentary tile backslash, uPVC double glazed window and a uPVC double glazed door leading out to the sunny rear gardens.

CONSERVATORY - 2.98m x 2.73m (9'9" x 8'11") A brilliantly sized conservatory that makes an ideal further sitting room, triple aspect double glazing and French doors leading out to the gardens.

FIRST FLOOR

BEDROOM ONE - 4.67m x 3.5m (15'3" x 11'5") An exceptionally large master bedroom to the front aspect of the home with a beautiful woodland outlook. Space for a vast amount of furniture, built in wardrobes with shelving and hanging space, uPVC double glazed bay window and a gas central heated radiator.

BEDROOM TWO - 3.38m x 2.97m (11'1" x 9'8") A further incredibly generous double bedroom overlooking the picturesque gardens, uPVC double glazed window and a gas central heated radiator.



BEDROOM THREE - 3.05m x 2.12m (10'0" x 6'11") A sizeable third smaller double bedroom again to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern and spacious family bathroom comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiling, extractor fan, two uPVC obscure double glazed windows and a gas central heated radiator.

ANNEXE

LOUNGE/DINER - 5.16m x 3.48m (16'11" x 11'5") A brilliantly large living room/diner with a feature electric fireplace, uPVC double glazed French doors opening out onto the gardens and a gas central heated radiator.

KITCHEN - 3.01m x 1.74m (9'10" x 5'8") A sizeable fitted kitchen comprising overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven with grill integrated and a four ring hob. Tile backslash, space and plumbing for a washing machine, space for a fridge freezer and a uPVC double glazed window.

BEDROOM - 5.23m x 2.87m (17'1" x 9'4") A phenomenally large master bedroom offering a vast amount of space. uPVC double glazed window and a door leading into:-

SHOWER ROOM A sizeable en-suite comprising a low level flush WC, a pedestal wash hand basin and a corner shower uni. Tiled walls, a uPVC double glazed window and extractor fan.

GARDEN A south facing, enclosed and private rear garden that has been thoughtfully designed for ease of maintenance. The gardens enjoy a large sun soaked patio area perfect for outdoor dining and entertaining with a gate leading you up to the following 2 tiers where there is a lawned area, a flower bed section with a variety of mature shrubs and plants, a sizeable fish pond, and a further concreted area. Within the gardens is also a timber built workshop that has a uPVC double glazed door and overhead lighting and electrical points. The workshop would make an idea home office, a craft room or games room etc.

PARKING Off road parking for up to 3 vehicles.

GARAGE A metal up and over door opens into a large garage with overhead lighting, electrical points, space and plumbing for a washing machine and dryer and ample storage space.

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.

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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '66 | D'

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