



## Seaway Gardens | Paignton | TQ3 2PE

Asking Price Of £339,950

A four bedroom semi attached house, in a quiet cul-de-sac, close walking distance of beach and local shopping parade. This extended house offers spacious family living accommodation having had an extension both to the rear and a loft conversion. The house has excellent sea views and has been maintained to a high standard. Outside are small but very private sunny gardens with a parking space to the rear. The accommodation comprises:-

- FOUR BEDROOM SEMI
- LEVEL PRESTON LOCATION
- CLOSE TO BEACH
- GOOD ORDER
- EXTENDED TO REAR

UPVC doors to:-

**ENTRANCE PORCH** - 2.64m x 0.97m (8'8" x 3'2") Pendant light point, UPVC double glazed windows to front and sides, tiled flooring, door to:-

**RECEPTION HALL** - 3.86m x 1.42m (12'8" x 4'8" max) Pendant light points, picture rails, stairs with hand rail to first floor, radiator with thermostat control, under stairs storage cupboard. Doors to:-

**SITTING ROOM** - 4.27m x 3.71m (14'0" into bay x 12'2") Light point, picture rails, UPVC double glazed bay window to front aspect, radiator with thermostat control, fireplace with electric fire, TV connection point.

**FAMILY ROOM** - 3.73m x 3.66m (12'3" x 12'0") Wall light points, picture rails, UPVC double glazed window to rear aspect, radiator with thermostat control, wall mounted electric fire.

**KITCHEN** - 3.99m x 2.41m (13'1" max x 7'11" max) Directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eye level cabinets, built-in eye level double electric oven, space for under worktop fridge and freezer. Door to:-

**DINING ROOM** Coved ceiling with light point, wall light points, picture rails, UPVC double glazed windows to rear and side aspect, UPVC double glazed doors opening onto the rear garden, radiator with thermostat control, wall mounted electric fire.

**GROUND FLOOR WC** - 1.4m x 0.79m (4'7" x 2'7") Inset spotlights, extractor fan, comprising close coupled WC, wall mounted wash hand basin, part tiled walls.

**FIRST FLOOR LANDING** - 3.18m x 2.41m (10'5" x 7'11" max) Pendant light point, picture rails, UPVC double glazed window to side, stairs to second floor, doors to:-

**Address 'Seaway Gardens, Paignton, TQ3 2PE'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '55 | D'**

### Contact Details

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**BEDROOM ONE** - 4.29m x 3.71m (14'1" into bay x 12'2") Pendant light point, picture rails, UPVC double glazed bay window to front aspect, radiator with thermostat control.

**BEDROOM TWO** - 3.71m x 3.66m (12'2" x 12'0") Pendant light point, picture rails, UPVC double glazed window to rear aspect with sea views towards Brixham, radiator with thermostat control.

**BEDROOM THREE** - 2.46m x 2.44m (8'1" x 8'0" maximum dimensions) Pendant light point, UPVC double glazed window to rear aspect with sea view towards Brixham, picture rails.

**BATHROOM** - 2.39m x 1.47m (7'10" x 4'10" into door recess) Inset spotlights, UPVC double glazed window, panelled bath with shower attachment over, pedestal wash hand basin, heated towel rail, tiled walls.

**SHOWER ROOM/W.C** - 2.01m x 1.3m (6'7" x 4'3") Inset spotlights, UPVC obscure glazed window. Comprising shower cubicle with sliding door, wall mounted wash hand basin, close coupled WC, heated towel rail, tiled walls.

### SECOND FLOOR

**BEDROOM 4/LOFT ROOM** - 4.22m x 4.11m (13'10" max x 13'6" max) Directional spotlights, Velux windows with far reaching sea views across the bay towards Brixham, part sloping ceilings, radiator with thermostat control, access to under eaves storage.

### OUTSIDE

**FRONT** At the front of the property is a low maintenance garden laid to paving and stone chippings with raised planting beds and enclosed by block wall offering a good degree of seclusion.

**SIDE** At the side of the property is a further garden space laid to lawn, enclosed by low-level block and brick wall with mature trees and shrubs. This area is also accessed from the dining room with a gravel pathway continuing to the rear.

**REAR** At the rear of the property is a gravelled driveway providing off road parking for one vehicle and there is also access from the dining room. There is a useful under house storage facility measuring housing washing machine and boiler. Outside light. Outside tap.

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.