



Helford Walk, Paignton

£265,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 2 HELFORD WALK, PAIGNTON, TQ4 7NA

Mid terraced family home in need of modernisation | Garage and driveway | Tucked away position | Convenient for local amenities | Entrance hall | Sitting/dining room | Kitchen | Ground floor W.C | Landing | Three bedrooms | Bathroom W.C | Front gardens | Garage | Driveway | Gas central heating and glazing

In a tucked away position in the sought-after Cherrybrook area the property offers a family home with gardens to the front & rear and garage in a nearby block. Internally the accommodation is arranged over two floors and would benefit from some modernisation and offers excellent potential for a family home in a convenient and accessible location. With a garage and parking available from Cherrybrook Drive, the property is then accessed via a pathway from the front or the rear and once inside, an entrance hall leads to the ground floor accommodation which comprises a spacious sitting/dining room with sliding doors opening onto the rear garden, kitchen and WC. On the first floor the landing leads to two double bedrooms, one single bedroom and a bathroom/WC. The property has uPVC double glazed windows and doors and gas central heating. An internal inspection is highly recommended in order to appreciate the accommodation offer and sought after residential location.

The popular Cherrybrook residential area is convenient to local facilities including range of shops and small supermarket and health centre with public transport connecting Paignton town centre which is approximately 1 ¾ miles distant and offers a fine and varied range of shopping facilities and amenities, beaches and harbour. Also, Broadsands and Goodrington beach are within 1 mile and there is easy access to the main road for commuting.

### The Accommodation Comprises

UPVC obscure glazed door to

**ENTRANCE HALL** - 4.34m x 1.73m (14'3" x 5'8")  
Pendant light point, smoke detector, stairs with handrail to first floor, radiator with thermostat control, under stairs storage cupboard housing the electric meter, consumer unit and gas meter, doors to

**SITTING/DINING ROOM** - 7.32m x 3.2m (24'0" x 10'6")

Sitting Room Pendant light point, UPVC double glazed bay window to front aspect, radiator, TV connection point, fireplace with electric fire, opening to

Dining Area Pendant light point, UPVC double glazed sliding doors opening onto the rear garden, radiator with thermostat control.



**KITCHEN** - 3.05m x 2.11m (10'0" x 6'11") Strip light, UPVC double glazed window to rear and door opening onto the rear garden. Fitted kitchen comprising base and drawer units with worksurface is over, inset sink and drainer, tiled surrounds, eyelevel cabinets, space for gas cooker, space and plumbing for washing machine, radiator with thermostat control, storage cupboard with shelving.



**GROUND FLOOR W.C** Light point, UPVC obscure glazed window. Comprising low-level WC, wall mounted wash hand basin, radiator with thermostat control.

**FIRST FLOOR LANDING** - 1.63m x 1.42m (5'4" x 4'8") Pendant light point, smoke detector, cupboard housing the boiler, doors to,

**BEDROOM ONE** - 4.19m x 3.35m (13'9" x 11'0") Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, hatch to roof space.



**BEDROOM TWO** - 3.07m x 3.35m (10'1" x 11'0") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.



**BEDROOM THREE** - 3.23m x 2.46m (10'7" x 8'1") Pendant light point, UPVC double glazed window to front aspect with sea glimpses, radiator with thermostat control, telephone point

**BATHROOM/W.C** - 2.24m x 1.63m (7'4" x 5'4") Light point, UPVC double glazed window, radiator thermostat control. Comprising panelled bath with electric shower over, pedestal wash hand basin, Low-level WC, part tiled walls.



## OUTSIDE

**FRONT** At the front the property is a lawn garden with paved pathway leading to the front door.

**REAR** At the rear of the property is an enclosed garden accessed from the kitchen or dining room onto a gravel/patio seating area with raised lawn area with flowerbed/shrub border, enclosed by timber fence and with a pathway leading to a gated access to service lane. Greenhouse. Outside tap. There is a garage in a nearby block which is accessed from the rear service lane also.



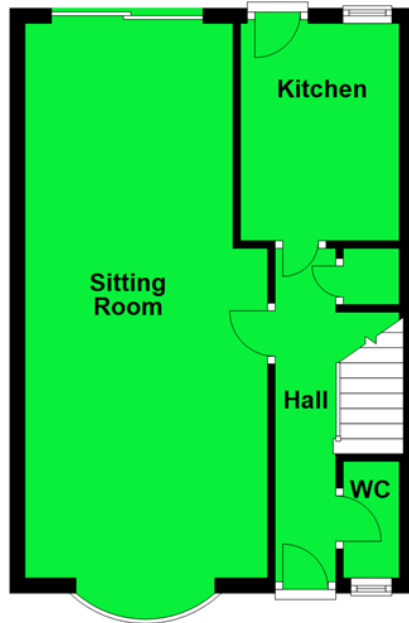
Age: 1980 (unverified)	Postcode: TQ4 7NA
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* £750 at asking price
Electric meter position: Understairs	Gas meter position: Understairs
Boiler positioned: Landing cupboard. Combination	Water: Meter
Total Floor Area: approx. 850sqft 79sqm	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

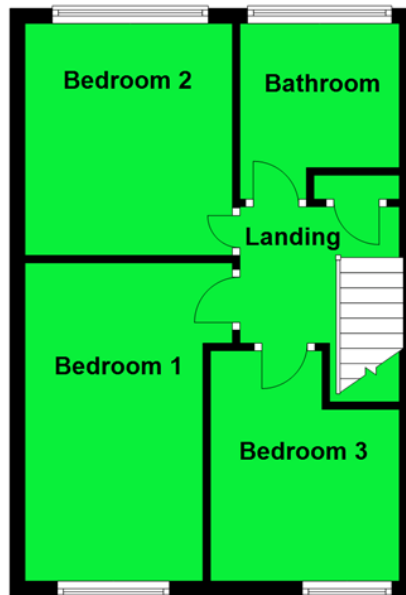
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

### Ground Floor



### First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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