



Ramshill Road, Paignton

Offers over £259,950



**WILLIAMS HEDGE**  
estate agents



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TREE TOPS, RAMSHILL ROAD, PAIGNTON, TQ3 3PW

NO UPWARD CHAIN | Entrance hall | Two double bedrooms | Sitting room | Bathroom | WC  
Garden/dining room | Kitchen | Garage | Driveway parking | Carport | Large rear garden  
Front garden | Ample parking for several vehicles | Elevated views of the surrounding area

Spacious detached bungalow offering ample parking for several vehicles and large plot. The property has accommodation arranged over a single floor comprising, 'L' shaped entrance hall, two double bedrooms, sitting room, bathroom, separate WC, kitchen and large garden room/dining room. Externally the property benefits from large rear garden approximately 120ft in length. Driveway parking. additional car port and garage creating off road parking for several vehicles. Being offered to the market with NO UPWARD CHAIN. Viewing highly recommended.

The Accommodation Comprises

Obscured uPVC double glazed door

**L-Shaped Hall** - 3.56m x 2.72m (11'8" x 8'11")

Two ceiling light points, doors to all principal rooms, access to the loft, linen cupboard with slatted shelving, wall mounted thermostat. Vendor has advised that there is a basement under the flooring.

**BEDROOM TWO** - 3.58m x 2.67m (11'9" x 8'9")

Double bedroom, radiator, uPVC double glazed window to front, smooth finish ceiling, telephone point, ceiling light point.

**BEDROOM ONE** - 4.17m x 3.56m (13'8" x 11'8")

Double bedroom, radiator, uPVC double glazed window to front, smooth finish ceiling, telephone point, ceiling light point.

**SITTING ROOM** - 5.66m x 3.58m (18'7" x 11'9") Double aspect, two radiators, uPVC double glazed windows to rear and side, exposed wood floorboards, TV point, elevated views of surrounding area, wood burning with timber mantle, two ceiling light points, coving.



**BATHROOM** - 1.68m x 1.68m (5'6" x 5'6")

Pedestal wash hand basin, panelled bath with mixer taps and mains fed shower, part tiled walls, tiled floor, obscure double-glazed window to side, ceiling light point, radiator, shaver point.

**WC** - 1.68m x 0.76m (5'6" x 2'6")

Low level close coupled WC with push button flush, ceiling light point, smooth finish ceiling, uPVC double glazed window to side, tiled floor.

**KITCHEN** - 3.25m x 2.24m (10'8" x 7'4")

Laminate wood effect flooring, matching wall base and drawer unit, roll edged work surfaces, inset stainless steel sink, directional ceiling spotlights, part tiled walls, smooth finish ceiling, wall mounted boiler controlling the central heating system, built-in electric oven and four ring electric hob with extractor, uPVC double glazed window to the rear.





**GARDEN ROOM/DINING AREA** - 5.28m x 1.8m (17'4" x 5'11") Laminate flooring, mono pitch roof, elevated views of the surrounding area, ceiling light point, window to the rear and side, timber double doors to the rear garden and garage.



**FRONT** Brick wall, level lawn, mature trees, off road parking for several vehicles.

**CARPORT** providing off road parking for further vehicles.

**GARAGE** Up and over door, ceiling light point. Personal door to the side into garden/dining room.



## OUTSIDE

**REAR** Accessed via garden room/dining area via level decked area with views of the surrounding area, steps down to lawn with additional area set at 90 degrees stretching 120ft, raised plant beds, various fruit trees including apple and damson. Enclosed with panel fencing and natural boundary. Large timber shed. Access to the front via concrete path to the side.

Age: 1967 (unverified)	Postcode: TQ3 3PW
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £497 at asking price
Electric meter position: Garage	Gas meter position: Entrance hall
Boiler positioned: Kitchen / Combination 4 years old	Water: Meter
Loft: Insulated	Rear Garden Facing: South
Total Floor Area: approx. 65 square meters	Square foot: approx. 699sqft

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.



**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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