



Mariners Way, Paignton

£289,950



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

76 MARINERS WAY, PAIGNTON, TQ3 1RY

Spacious semi detached family home | Off-road parking and integral garage | Entrance hall
Sitting room | Dining room | Kitchen | Separate WC | Four bedrooms | Two ensuite shower rooms
Family bathroom/WC | Enclosed rear garden | Cul-de-sac location

In a tucked away cul-de-sac position the property offers a spacious semi-detached family home with accommodation arranged over three floors. Approached from the road, a driveway provides off-road parking for two vehicles and leads to an integral garage. Once inside, the entrance hall with stairs to the first floor, leads to a bedroom on the entrance level which has an ensuite shower/WC and could also make an excellent playroom/work from home space. Also on the ground floor is internal access into the garage which has a utility area to the rear. On the first floor, the living accommodation comprises a spacious triple aspect sitting room, dining room with sliding doors opening onto the rear garden, a fitted kitchen and a WC. On the second floor there are three bedrooms, one with an ensuite shower room/WC and the main bathroom/WC. The property is complimented throughout with uPVC double glazed windows and has gas central heating. At the rear of the property and accessed from the dining room is a garden arranged over two tiers and immediately accessed onto a timber deck with gated side access. A top tier offers a further garden space with timber garden store. An internal inspection is highly recommended in order to appreciate this spacious family home.

Situated within the popular Preston area of Paignton and within approximately 2/3 of a mile of local facilities at Preston including range of shops, restaurants and beach and approximately 1 ¼ miles of Paignton town centre which offers a wide and varied range of shopping facilities and amenities, beaches, harbour, railway and bus station.

The Accommodation Comprises

Canopied entrance with light point and obscure glazed door to

ENTRANCE HALL - 3.12m x 2.31m (10'3" x 7'7")
Coved and textured ceiling with directional spotlights, smoke detector, radiator with thermostat control, cupboard with consumer unit, under stairs storage cupboard, door to integral garage, door to

BEDROOM FOUR - 4.78m x 2.59m (15'8" x 8'6")
Textured ceiling with directional spotlights, uPVC double glazed window to side, radiator with thermostat control, door to

EN SUITE SHOWER ROOM/WC - 2.59m x 0.84m (8'6" x 2'9")
Textured ceiling with light point,

extractor fan, radiator with thermostat control. Comprising tiled shower enclosure with electric shower, wall mounted wash hand basin, close coupled WC, shaver socket.

INTEGRAL GARAGE - 5.54m x 3.28m (18'2" x 10'9")
With up and over door, strip light, power sockets, space & plumbing for washing machine and condenser tumble dryer.

FIRST FLOOR LANDING - 2.34m x 2.08m (7'8" x 6'10")
Coved and textured ceiling with directional spotlights, smoke detector, radiator with thermostat control, stairs to second floor, doors to

SITTING ROOM - 5.49m x 3.25m (18'0" x 10'8")
Coved and textured ceiling with light points, triple aspect with uPVC double glazed windows to front and side, radiators with thermostat control, TV connection point.



DINING ROOM - 3.02m x 2.59m (9'11" x 8'6")
Coved and textured ceiling with directional spotlights, radiator with thermostat control, sliding doors to the garden, archway to

KITCHEN - 2.59m x 2.59m (8'6" x 8'6")
Textured ceiling with directional spotlights, uPVC double glazed window to rear aspect. Fitted kitchen comprising range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, built in double electric oven, space for fridge/freezer, space for under worktop appliance, wall mounted boiler.



BEDROOM THREE - 2.64m x 2.39m (8'8" x 7'10")
Textured ceiling with directional spotlights, uPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 2.13m x 1.85m (7'0" x 6'1")
Textured ceiling with light point, extractor fan, uPVC obscure glazed window. Comprising panelled bath with central taps and shower over, pedestal wash hand basin, close coupled WC, radiator with thermostat control, part tiled walls, tiled floor.



SECOND FLOOR LANDING Textured ceiling with directional spotlights, smoke detector, hatch to loft space, velux window, cupboard with slatted shelving, doors to

BEDROOM ONE - 3.51m x 3.25m (11'6" x 10'8")
Textured ceiling with pendant light point, uPVC double glazed window to front aspect with outlook, radiator with thermostat control, fitted wardrobes with sliding mirror fronted doors, telephone point, TV point, Door to



OUTSIDE

FRONT At the front of the property is a gravelled garden and a driveway providing off road parking for two vehicles and leading to the integral garage.

REAR To the rear of the property and accessed from the dining room is a tiered garden with a decked area leading to a side pathway, from here steps lead to a further tier partly laid to decking and with a timber garden store. Enclosed by timber fence. Outside tap. Outside light and power.

ENSUITE SHOWER ROOM/WC - 2.44m x 0.94m (8'0" x 3'1")
Ceiling with light point, extractor fan, uPVC window, radiator with thermostat control. Comprising shower enclosure with pivoting door, wall mounted wash hand basin, low level WC with concealed cistern, part tiled walls, shaver socket, tiled floor.

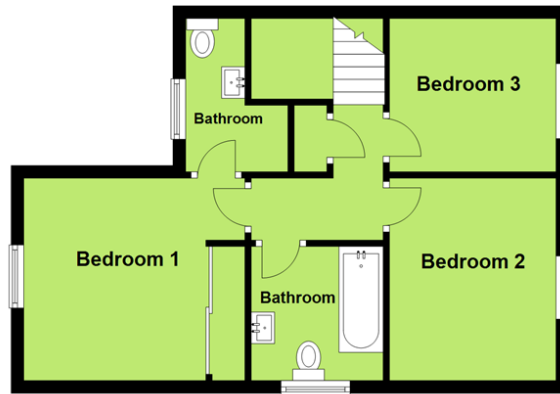
BEDROOM TWO - 3.23m x 2.64m (10'7" x 8'8")
Textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.



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



Second Floor



Age: (unverified)	Postcode: TQ3 1RY
Current Council Tax Band: D	Stamp Duty:* £1,997 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 102 Square meters	Square foot: approx. 1,097 Sqft

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.

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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