



Hill Park Terrace, Paignton

£195,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

23 HILL PARK TERRACE, PAIGNTON, TQ4 6EX

Spacious mid terraced home | No upward chain | Within close proximity to Paignton Seafront and Paignton Harbour | Lounge | Dining room | Three bedrooms | Bathroom | Kitchen | Private easy maintenance rear garden | Viewing highly recommended | EPC D | 86 sqm | 925 sqft

A spacious mid terraced home situated within close proximity to Paignton harbour and sea front. The property offers generous room sizes with accommodation comprising, entrance hall, lounge, kitchen, separate dining room, three bedrooms and a private courtyard garden to the rear. Being presented to market with no upward chain.

The Accommodation Comprises

HALLWAY UPVC front door, central heating radiator, wood effect laminate flooring, and dado rail. Under stairs recess, under stairs cupboard housing the gas meter, wall mounted thermostat controlling the central heating and hot water, ceiling light point, smoke detector.

LOUNGE - 4.29m x 3.1m (14'1" x 10'2") Double glazed window to front aspect. Wood effect flooring, central heating radiator, picture rail, TV point and telephone point, cupboard housing trip switch fuse box, ceiling light point.



DINING ROOM - 3.28m x 3.1m (10'9" x 10'2") Timber mantle with original cupboards and shelving to either side. Wood effect flooring, TV point, double glazed window overlooking the rear courtyard, picture rail, central heating radiator.



KITCHEN - 3.18m x 2.18m (10'5" x 7'2") Fitted with a range of white wall and base units with roll edged work surfaces over. 1 1/2 single drainer stainless steel sink unit. Integrated stainless steel Beko gas hob with matching cooker hood over and oven/grill below. Baxi gas boiler for central heating and hot water. Plumbing for washing machine, space for upright fridge freezer, part tiled walls and tiled floor. Double glazed window and door to the rear courtyard, directional ceiling spotlights.



The original dogleg staircase leads to a half landing.

BATHROOM Fitted white suite comprising panelled bath with electric shower and glass screen over. Pedestal wash hand basin and low level close coupled WC with push button flush. Central heating radiator, ceiling light point, part tiled walls, double aspect double glazed windows, built-in linen cupboards with lagged copper cylinder for hot water.



The stairs continue to the main first floor landing. Access to loft space, ceiling light point.

BEDROOM ONE - 3.18m x 3m (10'5" x 9'10") Double bedroom with double glazed window to the front aspect, central heating radiator, ceiling light point.



BEDROOM TWO - 3.58m x 3.1m (11'9" x 10'2") L-shaped, double bedroom with double glazed windows to the rear with a distant outlook to Primley Woods, central heating radiator, ceiling light point.

BEDROOM THREE - 3.1m x 2.29m (10'2" x 7'6") Double glazed window to the front aspect and central heating radiator, ceiling light point.

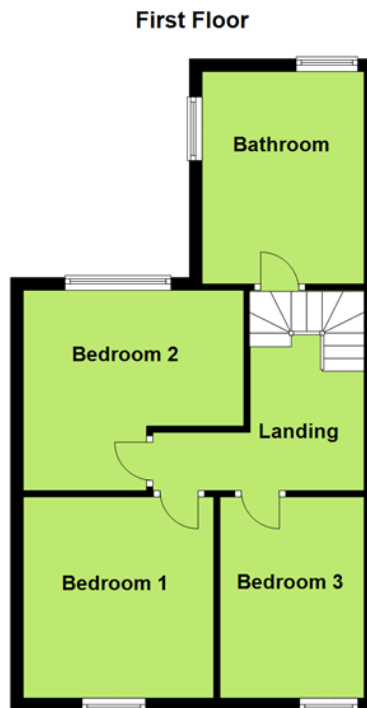
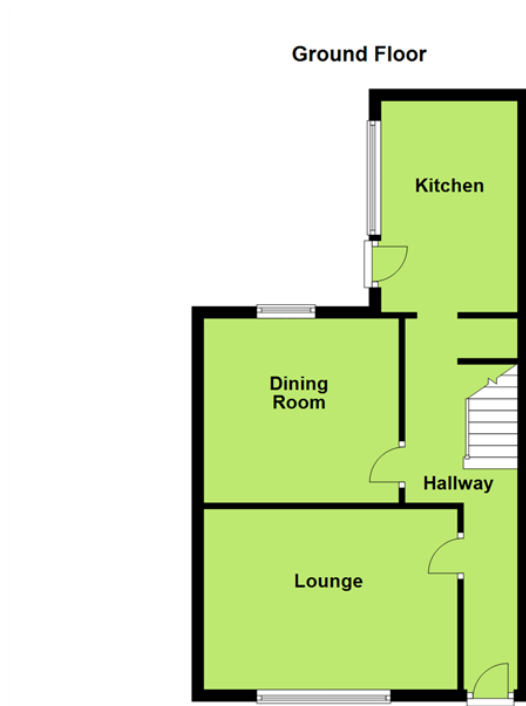
OUTSIDE To the rear is an enclosed easy maintenance courtyard garden paved with raised flowerbeds and gate to the rear access lane. Cold water tap. Courtesy light. Tool store with power and store shed.



Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B EPC Rating: D	Tenure: Freehold
Services - Mains Gas, Electric, Water and drainage, Gas central heating & Double Glazing	
Broadband - Standard, Superfast, Ultrafast Mobile Network – Indoor - EE, Three & Vodafone voice & data limited, O2 voice likely & data limited. Outdoor – EE, Three, O2, vodafone voice and data likely.	
Electric Meter Position: Front room	Gas Meter Position: Under stairs
Boiler Position: Kitchen	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Sqm	Square foot:

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *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.

W657 Printed by Ravensworth 01670 713330