



Waterleat Road, Paignton

£220,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 8 PRIMLEY COURT WATERLEAT ROAD, PAIGNTON, TQ3 3UH

Spacious terrace home | Private cul-de-sac location | Convenient for amenities and schools  
Entrance porch | Reception hall | Sitting room | Kitchen/diner | Two bedrooms | Bathroom/WC  
Tiered rear garden | Integral garage | Open views

In a tucked away cul-de-sac position the property offers a light, bright spacious home with accommodation arranged over three floors and an open outlook from the front with far reaching views over the surrounding area. Primley Court is a private cul-de-sac and is conveniently situated for local amenities and schools. Internally the accommodation is accessed via an entrance porch which then opens into a reception hallway with space for a study area and with a staircase leading to the first floor. The first floor offers a spacious sitting room with full width window to the front aspect and a kitchen/diner to the rear with door leading to the garden. On the second floor are two bedrooms and a recently fitted bathroom/WC. The property has UPVC double glazed windows and doors and gas central heating. Outside there is an integral garage at the front and to the rear is a tiered garden with the top tiers enjoying an open outlook over the surrounding area. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The Waterleat area of Paignton is conveniently placed for local primary and secondary schools, Morrisons supermarket and road links for the remainder of Paignton and Torbay. There is a further selection of supermarkets and a retail park on the nearby Brixham Road.

### The Accommodation Comprises

UPVC sliding door to

**ENTRANCE PORCH** - 1.98m x 1.22m (6'6" x 4'0") Light point, tiled flooring, composite door with obscure glazed side panel to

**RECEPTION HALL** - 3.56m x 1.98m (11'8" x 6'6") Light point, stairs with handrail to first floor, radiator, stairs to first floor.

**SITTING ROOM** - 4.95m x 4.75m (16'3" x 15'7") Textured ceiling with pendant light point, large UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, stairs to first floor, TV connection point, opening to



**KITCHEN/DINER** - 4.95m x 2.44m (16'3" x 8'0") Textured ceiling with pendant light point and directional spotlights, UPVC double glazed windows to rear aspect, radiator with thermostat control. Fitted kitchen comprising range of base and drawer units with wood block work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surround, wall cabinets, built-in electric oven, space and plumbing for washing machine, space for condenser tumble dryer, space for up right fridge/freezer.



**FIRST FLOOR LANDING** Light point, doors to

**BEDROOM ONE** - 4.95m x 3.76m (16'3" x 12'4") Textured ceiling with light point, UPVC double glazed window to front aspect with far reaching views across the surrounding area, radiators with thermostat control, built-in double wardrobe.



**BEDROOM TWO** - 2.9m x 2.46m (9'6" x 8'1") Textured ceiling, pendant light point, UPVC double glazed window to rear aspect, radiator thermostat control.



**BATHROOM/WC** - 1.93m x 1.57m (6'4" x 5'2") Inset spotlight, extractor fan, UPVC double glazed window. Comprising panelled bath with electric shower over and glazed screen, vanity unit with inset wash hand basin, low level WC with concealed system, tiled walls, heated towel rail.



**OUTSIDE** To the rear of the property is a tiered garden mainly laid to paving and stone chippings for ease of maintenance, enclosed by timber fence and with the top tier enjoying an open outlook over the surrounding area.



**INTEGRAL GARAGE** Metal up and over door, light point, electric meter and consumer unit, gas meter.

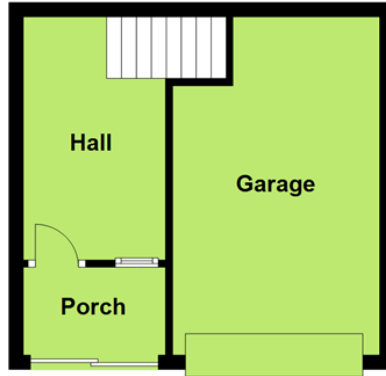
Age: 1960s' (unverified)	Postcode: TQ3 3UH
Current Council Tax Band: B	Stamp Duty:* £0 at asking price
EPC Rating: D	
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Master bedroom - combi	Water: Meter
Loft:	Rear Garden Facing: South
Total Floor Area: approx. 113 square meters	Square foot: approx. 1,216 sqft

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

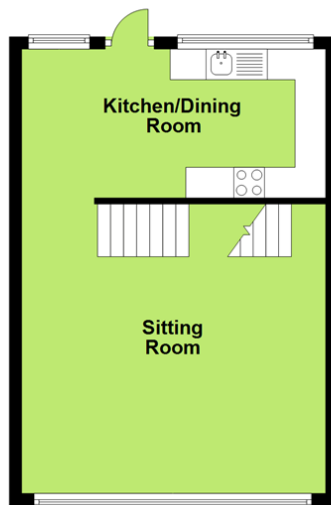
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

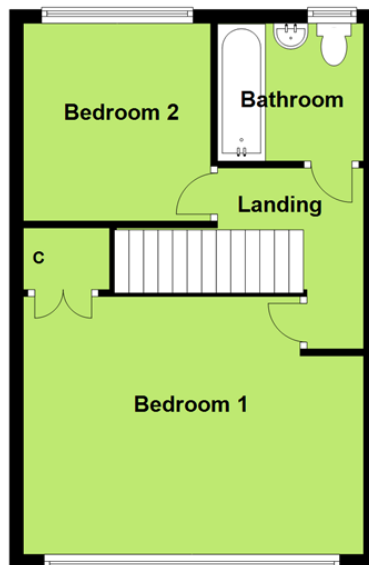
### Ground Floor



### First Floor



### Second 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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