



Clifton Road, Paignton

£310,000



WILLIAMS HEDGE
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147 CLIFTON ROAD, PAIGNTON, DEVON TQ3 3LS

Well presented attached family home | Off-road parking | Sea view | Entrance porch
Sitting/dining room | Contemporary kitchen | Hobbies room/home office with WC (originally garage and could be reinstated if required) | First floor landing | Three double bedrooms | Bathroom WC | Shower room
Gas central heating | Double glazing | Front and rear gardens

A well-presented semi-detached family home with sea views, off road parking and a landscaped rear garden. Approached from the road a driveway provides parking for 3/4 vehicles leading to the garage which is currently used as a hobbies room/home office and could easily be reinstated to a garage by reinstalling a garage door. Once inside, an entrance porch leads to the ground floor accommodation which comprises an L shaped sitting/dining room with sea views from the front and patio doors to the rear opening onto the garden. There is a contemporary kitchen with granite work surfaces and a door providing side access, and a hobbies room/home office with WC. On the first floor a landing leads to three double bedrooms, a bathroom WC and a separate shower room. The property is further complimented throughout with the uPVC double glazed windows and doors and has gas central heating. An internal inspection is highly recommended in order to appreciate the accommodation offer.

Paignton is a seaside town on the coast of Torbay in Devon, England. Nestled between Torquay and Brixham it forms the Torbay area and is a holiday destination known as the English Riviera. Attractions include Paignton Zoo and the Paignton and Dartmouth Steam Railway, which operates steam trains from Paignton to Kingswear, from where a ferry can be taken across the River Dart to Dartmouth and the South Hams. Nearby Beaches include Broadsands Beach, Elberry Cove, Fairy Cove, Goodrington Sands, Oyster Cove, Paignton Sands, Preston Sands and Saltern Cove with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path.

The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The new South Devon Link Road was opened in December 2015 and now provides a dual carriage way to Exeter and the M5 making Torbay very accessible.

The Accommodation Comprises

UPVC double glazed door to

ENTRANCE PORCH - 1.8m x 1.09m (5'11" x 3'7") Textured ceiling with light point, uPVC glazed window to side, door to hobbies room/home office, Door to

SITTING/DINING ROOM - 6.83m x 3.63m (22'5" x 11'11")

SITTING ROOM Coved ceiling with light point, uPVC double glazed window to front aspect with outlook towards Torquay Harbourside, TV connection point, radiator, stairs to first floor.



DINING AREA Coved ceiling with light point, uPVC double doors opening onto the rear garden, radiator with thermostat control, opening to



KITCHEN - 3.4m x 3.07m (11'2" x 10'1") Inset spotlights, uPVC double glazed window to rear aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob, extractor over, built-in eye level double electric oven, integral slimline dishwasher, integral washing machine, space for upright fridge freezer. Under stairs storage cupboard with light point, power sockets and the combination boiler.



FIRST FLOOR LANDING Textured ceiling with light points, smoke detector, hatch to loft space, uPVC double glazed window to side aspect, radiator with thermostat control, doors to

BEDROOM ONE - 3.63m x 3.23m (11'11" x 10'7") Textured ceiling with light point, uPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control.



BEDROOM TWO - 3.25m x 3.12m (10'8" x 10'3") Textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes to one wall.



BEDROOM THREE - 2.9m x 2.69m (9'6" x 8'10") Textured ceiling with pendant light point, uPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control.

BATHROOM/WC - 2.87m x 1.42m (9'5" x 4'8") Textured ceiling with light point, uPVC obscure glazed windows. Comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, radiator with thermostat control.



SHOWER ROOM - 1.96m x 0.76m (6'5" x 2'6") Textured ceiling with light point, obscure glazed window, radiator with thermostat control. Comprising tiled shower enclosure with bifold door and electric shower.

OUTSIDE

FRONT At the front of the property is a driveway providing off-road parking for several vehicles with a lawned garden to the side and a patio providing a seating area which has an outlook towards Torquay Harbourside.



REAR At the rear of the property and accessed from the sitting/dining room is a landscaped garden with a large patio and raised planting borders with a top tier with concrete hardstanding for the garden shed and there is a greenhouse. The pathway continues around the side of the property where there is a partly covered area accessed from the kitchen, access into the study/home office and a timber gate leading to the front. Outside tap. Outside power socket. Outside lighting.



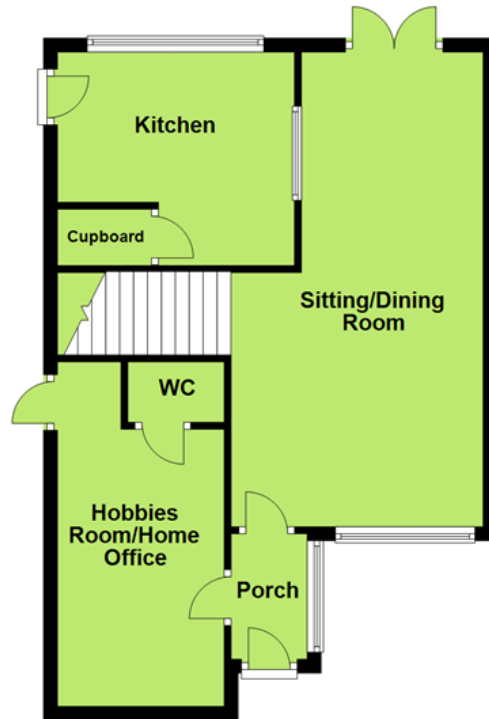
HOBBIES ROOM/HOME OFFICE - 4.95m x 2.39m (16'3" max x 7'10") Originally the single garage. This area has been converted into an occasional room with a stud wall in place of the up and over garage door. Could be easily reinstated as a garage if required. Strip lights, power sockets, gas meter, electric meter and consumer unit, space and plumbing for washing machine, uPVC obscure glazed door to side. Separate WC.

Age: 1960s/70s' (unverified)	Postcode: TQ3 3LS
Current Council Tax Band: C	Stamp Duty:* £3,000 at asking price
EPC Rating: C	Gas meter position: Hobbies room
Electric meter position: Hobbies room	Water: Meter
Boiler positioned: Kitchen cupboard	Rear Garden Facing: South/South West
Loft: Insulated, part boarded, fixed ladder, light point	Square foot:
Total Floor Area: Approx 78 square meters	

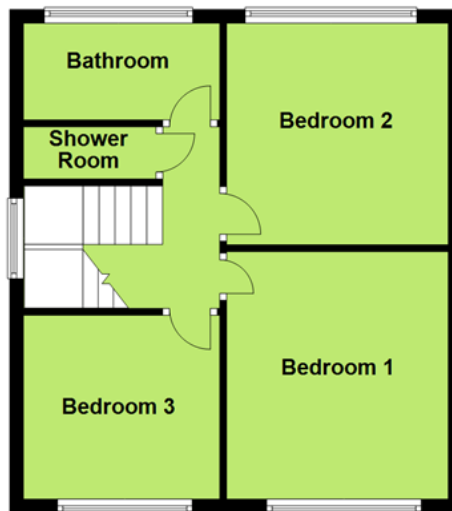
This information is given to assist and applicants are requested to verify as fact. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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