



Green Park Road, Paignton

£525,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



Tel: 01803 554322

## 100 GREEN PARK ROAD, PAIGNTON, TQ3 1AY

Extended attached family home | Inviting accommodation | Woodland views from rear  
Off road parking for two cars | Electric car charging point | Single garage | Reception hall | Sitting room  
Kitchen/dining room | Study | WC | Lower ground floor | Ground floor hallway  
Four double bedrooms | Ensuite shower room | Bathroom | Utility cupboard | PV (Solar Panels) on  
feeding tariff | Front and rear gardens | Sought-after residential location

In the sought-after Preston area and with open views from the rear across Scadson Woods towards Dartmoor, the property offers an extended detached home which has been improved by the current owners to offer stylish and inviting family accommodation.

Thoughtfully configured to maximise the open country views from the rear the reception space is on the first floor and comprises a contemporary living room with wood panelling to one wall, engineered Oak flooring and a log burner, a kitchen/diner to the rear aspect with vaulted ceiling and double doors to a Juliet balcony with open woodland views, a study and WC. On the ground floor there are four double bedrooms, bedroom one with an ensuite shower room and there is a family bathroom, storage cupboards and a useful utility cupboard. Outside there is a sunken garden at the front laid to timber decking, driveway parking with electric car charging point and a single garage. The rear garden has been designed to maximise the space with a level garden with a woodland backdrop offering a large patio and L shaped recreation space laid to artificial grass with balustrade to the rear. From here steps lead through the remainder of the garden with further decked area, storage space and pathway to the rear boundary and to Scadson wood. An internal inspection is highly recommended in order to appreciate this superb detached home.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

### The Accommodation Comprises

UPVC double glazed door to

**RECEPTION HALL** - 2.77m x 1.7m (9'1" x 5'7") Vaulted ceiling with light point, UPVC double glazed windows to front and side, radiator with thermostat control, tiled flooring, split landing with stairs to ground floor and first floor.

**SITTING ROOM** - 6.98m x 5.77m (22'11" x 18'11") Inset spotlight, wall light points, dual aspect with UPVC double glazed windows to front and rear with far reaching views, vertical radiator with thermostat control, log burner, engineered Oak flooring, wood panelling to one wall, TV connection point, opening to



**KITCHEN/DINER** - 6.76m x 3.12m (22'2" x 10'3")

Dining Area: Vaulted ceiling with velux windows, pendant light point and inset spotlight, vertical radiators with thermostat control, UPVC double doors opening to Juliet balcony with views towards Dartmoor, continuation of engineered Oak flooring.

Kitchen area: Spotlight, UPVC double glazed window to rear aspect with far reaching views over woods towards Dartmoor. Fitted kitchen comprising range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset five ring gas hob with extractor over, tiled surrounds, eye level cabinets, built-in eye level double electric oven, integrated dishwasher, space for American style fridge freezer, tiled flooring.



**STUDY** - 2.72m x 2.29m (8'11" x 7'6") Pendant light point, uPVC double glazed window, radiator with thermostat control, continuation of engineered Oak flooring, ethernet cable point, sliding door to,

**WC** - 0.89m x 0.71m (2'11" x 2'4") Pendant light point, extractor, uPVC double glazed window. Comprising close coupled WC, wall mounted wash hand basin, tiled splashback, radiator with thermostat control, continuation of engineered oak flooring.

**GARDEN LEVEL HALLWAY** - 4.14m x 2.67m (13'7" x 8'9" max) Pendant light point, smoke detector, vertical radiator with thermostat control, storage cupboard housing the boiler, airing cupboard housing hot water cylinder, utility cupboard with space and plumbing for washing machine and space for tumble drier over, UPVC obscure glazed door to the side with pathway leading to the rear garden, doors to

**BEDROOM ONE** - 4.14m x 4.04m (13'7" into door recess x 13'3" into wardrobes) Spotlight, inset spotlight, double doors to rear aspect with open outlook over Scadson woods, fitted wardrobes to one wall, engineered Oak flooring, door to



## OUTSIDE

**FRONT** Driveway providing off road parking leading to the single garage. A gate leads to the front entrance and to the front door. There is a good-sized decked area to the front of the property with tiered garden leading to the top boundary and pathway leading to the side of the property. Outside power and lighting. Electric car charging point.

**SINGLE GARAGE** - 5.16m x 2.64m (16'11" x 8'8") Metal up and over door, UPVC double glazed window to rear, strip light, power sockets.

**REAR** To the rear of the property is a level garden with a large patio/seating area and an L shaped recreation space laid to artificial grass and enclosed by timber fence with balustrade to the rear boundary enjoying far reaching views over Scadson woods. Enclosed cricket/football netting 35ft x 10ft x 10ft. A timber staircase leads to the remainder of the garden which offers a further deck/seating area, hammock, storage area and additional garden space leading to the rear boundary with direct access into Scadson Woods, golf driving range tee with capture net and ball retrieving winch system. There is an additional block-built store below the garage measuring 4.39m x 2.13m (14'5" x 7'0") with strip light and consumer unit.

NB: All internal and external lighting/lamps are LED. Outside power sockets.



**EN SUITE SHOWER ROOM/WC** - 2.49m x 2.03m (8'2" x 6'8") Inset spotlight, extractor fan, uPVC double glazed window. Comprising tiled shower enclosure with sliding door, vanity unit with wash hand basin and mixer tap, close coupled WC, tiled walls, tiled floor, heated towel rail, thermostatic/timelock controlled under floor heating.

**BEDROOM TWO** - 4.14m x 2.54m (13'7" into door recess x 8'4") Inset spotlights, UPVC double doors and window to rear aspect with outlook over Scadson woods, vertical radiator with thermostat control.

**BEDROOM THREE** - 3.86m x 2.54m (12'8" x 8'4") Pendant light point, UPVC double glazed window to rear with outlook over Scadson woods, radiator with thermostat control.

**BEDROOM FOUR** - 3.1m x 2.69m (10'2" x 8'10") Pendant light point, UPVC double glazed window to front, radiator with thermostat control.

**BATHROOM** - 2.26m x 2.06m (7'5" x 6'9") Panelled bath with shower over and glazed screen, wash hand basin, WC, tiled walls, tiled floor, thermostatic/timelock controlled under floor heating.



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



Age: 1970's (unverified)	Postcode: TQ3 1AY
Current Council Tax Band: D EPC Rating: C	Stamp Duty:* £13,750 at asking price
Electric meter position: Outside	Gas meter position: Under stairs cupboard
Boiler positioned: Under stairs cupboard	Water: Rates
Loft: Insulated	Rear Garden Facing: North West
Total Floor Area: Approx 141 Sqm	Square foot: approx. 1,517 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

**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