



Holne Moor Close, Paignton

£255,000



**WILLIAMS HEDGE**  
estate agents



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## 3 HOLNE MOOR CLOSE, PAIGNTON, DEVON TQ3 3GH

Semi-detached home in cul-de-sac position | Garage and driveway parking | Sea view  
Entrance hall | Sitting room | Dining room | Kitchen | Sun Lounge | Ground floor W.C and shower  
First floor landing | Two double bedrooms (Originally three bedrooms) | Bathroom/W.C | Garden  
Gas central heating | Double glazing

In a cul-de-sac position on the outskirts of Paignton the property offers an extended semi detached home with accommodation arranged over two floors. Approached from the road a driveway provides off-road parking and leads to a small garage suitable for motorcycles/storage, pathway then leads across the low maintenance front garden and to the front door. Once inside, the entrance hall leads to the ground floor accommodation which comprises a sitting room to the front aspect, dining room, kitchen, sun lounge, ground floor W.C and shower. There is also internal access to the garage from the lobby. On the first floor are two double bedrooms, bedroom one was originally configured as two bedrooms and could be reinstated to create a third bedroom if required. There is also a bathroom/W.C. To the rear of the property is a low maintenance garden accessed from the sun lounge.

### The Accommodation Comprises

Canopy entrance with light point and door to

**ENTRANCE HALL** Textured ceiling with light point, smoke detector, stairs with handrail to first floor, vertical radiator, telephone point, door to

**SITTING ROOM** - 4.75m x 3.02m (15'7" x 9'11" max) Textured ceiling with light point, UPVC double glazed window to front aspect, fireplace with electric fire, wall light points, TV connection point, telephone point, radiator, door to



**DINING ROOM** - 3.99m x 2.51m (13'1" x 8'3") Textured ceiling with light points, radiator, large under stair storage cupboard with shelving and housing the consumer unit, archway to kitchen, opening to sun lounge, archway to



**KITCHEN** - 2.08m x 2.06m (6'10" x 6'9") Strip light, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset single sink and drainer with mixer tap, inset four ring gas hob with extractor, tiled surrounds, matching eyelevel cabinets, space for under worktop appliance, high level double electric oven, tiled floor.



**SUN LOUNGE** - 2.92m x 2.9m (9'7" max x 9'6") Polycarbonate roof, wall light points, UPVC double glazed windows overlooking the rear garden, radiator, tiled flooring, door leading to the garden, door to lobby, door to



**UTILITY** - 1.98m x 1.3m (6'6" x 4'3") Polycarbonate roof, UPVC double glazed window to rear, wall light point, space and plumbing for washing machine, space for tumble dryer with worktop over, continuation of tiled flooring.

**LOBBY** Textured ceiling with light point, radiator, tiled flooring, opening to

**WC** - 1.14m x 0.74m (3'9" x 2'5") With close coupled WC, wash hand basin, light point and extractor fan, adjacent walk-in shower enclosure with electric shower. Door to

**SMALL GARAGE/STORE** - 2.84m x 2.49m (9'4" x 8'2") Strip light, up and over door, access to loft space, power sockets.



**FIRST FLOOR LANDING** Textured ceiling with light point, smoke detector, hatch to loft space, double glazed window to side, doors to

**BEDROOM ONE** - 4.6m x 2.95m (15'1" max x 9'8") Textured ceiling with light point, UPVC double glazed windows to rear aspect, radiator with thermostat control. Fitted bedroom furniture comprising wardrobes, overhead storage and dressing table, airing cupboard housing the hot water cylinder.



**BEDROOM TWO** - 3.05m x 2.57m (10'0" x 8'5") Textured ceiling with light point, UPVC double glazed window to front with sea view across the bay towards Brixham, radiator with thermostat control, built-in wardrobe with hanging rail and shelving.



**BATHROOM/WC** - 2.06m x 1.57m (6'9" x 5'2") Textured ceiling with light point, extractor fan, comprising panelled bath with twin hand grips and electric shower over, vanity unit with wash hand basin, close coupled WC, strip light and shaver socket, radiator with thermostat control, tiled floor, tiled walls.



## OUTSIDE

**FRONT** The front of the property is laid to stone chippings with path leading to the front door. To the side is a driveway providing off road parking and leading to the attached garage.

**REAR** To the rear of the property and accessed from the sun lounge is an enclosed garden mainly laid to stone chippings with a central circular patio and feature water feature with raised gravelled area to one corner enjoying some sea views.

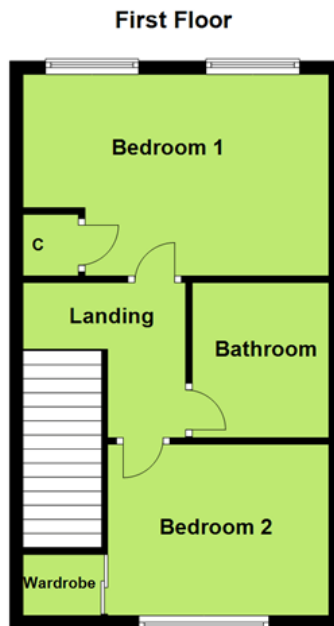
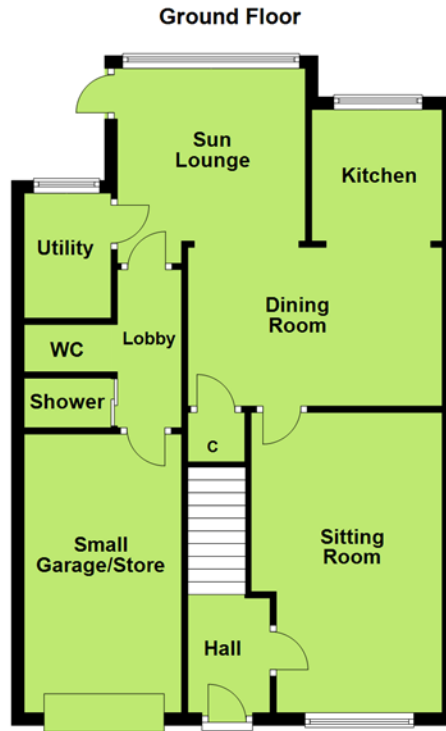


Age: 1990 (unverified)	Stamp Duty:* £250 at asking price
Council Tax Band: C	Tenure: Freehold,
EPC Rating: D	
Services - Mains gas, electric, water & sewerage	
Broadband - Standard, Superfast, Ultrafast, Mobile Network – Indoor - EE, Three voice & data likely, O2 voice likely, data limited, Vodafone voice & data limited. Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position:	Gas Meter Position:
Boiler Position: Dining room	Water: Meter
Loft:	Rear Garden Facing:
Total Floor Area: approx. 73 Sqm	Square foot: approx. 785 sqft

**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.

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