



Lutyens Drive, Paignton

£299,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 57 LUTYENS DRIVE, PAIGNTON, DEVON TQ3 3LA

Detached home, well presented accommodation, flexible layout | Entrance hall | Sitting room  
Kitchen/diner | Conservatory | Study/hobbies room | Ground floor shower room/W.C | Ground floor  
W.C | First floor landing | Three bedrooms, one with shower room en-suite | Family bathroom/W.C  
Gas central heating | Double glazing | Front & rear gardens | Sea views | Off-road parking

A well presented detached home in a popular residential location offering a flexible layout with accommodation arranged over two floors. Approached from the road a driveway provides off-road parking and leads to a storage area (remainder of garage). A pathway then leads to the front door. Once inside, the entrance hall with access to ground floor W.C leads to the sitting room and in turn the kitchen/diner and conservatory. Also on the ground floor is a study/hobbies room with access to a shower room/W.C. On the first floor the landing leads to three bedrooms, bedroom one with a shower room and fitted wardrobes and there is also a family bathroom/W.C. The property is further complimented throughout with UPVC double glazed windows and gas central heating. To the rear of the property is an enclosed garden with gated side access and sea views can also be enjoyed from the rear towards Brixham.

Situated on the Heritage Park development on the outskirts of Paignton which offers good road links for the town and nearby retail parks and also the Ring Road for the A380 Devon Expressway from Exeter and beyond. There are both primary and secondary schools within the nearby vicinity and the amenities of the town centre are approximately two miles distant.

### The Accommodation Comprises

Canopied entrance with light point and obscure glazed door to

**ENTRANCE HALL** - 2.9m x 1.24m (9'6" x 4'1") Coved ceiling with pendant light point, UPVC double glazed window to side, stairs with handrail to first floor, radiator, telephone point, doors to

**SITTING ROOM** - 4.75m x 3.45m (15'7" x 11'4" max) Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiators with thermostat control, under stairs storage cupboard, door to



**KITCHEN/DINER** - 4.52m x 2.62m (14'10" x 8'7") Light points, UPVC double glazed window to rear aspect, radiator with thermostat control, tiled flooring. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset four ring electric oven with extractor over, inset single sink and drainer with mixer tap over, tiled surround, matching eyelevel cabinets, integral fridge, integral dishwasher, cupboard housing the boiler plus door to study/hobbies room, double doors to



**CONSERVATORY** - 4.09m x 2.54m (13'5" x 8'4") UPVC double glazed windows to three sides on brick base with polycarbonate roof, double glazed sliding doors opening to the rear garden, wall light points, radiator with thermostat control.



**STUDY/HOBBIES ROOM** - 2.62m x 2.51m (8'7" x 8'3") Inset spotlights, access to loft storage, radiator with thermostat control, power points with USB sockets, UPVC double glazed window to rear, sliding door to

**SHOWER ROOM/W.C** - 2.49m x 2.46m (8'2" x 8'1")  
 Extractor fan, inset spotlights. Comprising large shower cubicle with sliding door and electric shower, vanity unit with inset wash hand basin, close coupled W.C, heated towel rail.



**GROUND FLOOR W.C** - 1.83m x 0.81m (6'0" x 2'8")  
 Light point, obscure glazed window. Comprising close coupled W.C, wall mounted wash hand basin, tiled splashback, radiator.

**FIRST FLOOR LANDING** Pendant light point, UPVC double glazed window to side, access to roof space, radiator with thermostat control, airing cupboard with hot water cylinder and shelf, doors to

**BEDROOM ONE** - 4.55m x 2.54m (14'11" into wardrobes x 8'4" max) Coved ceiling with pendant light point, UPVC double glazed window to front aspect, Radiator, TV connection point, fitted wardrobes to one wall, door to



**SHOWER ROOM** - 2.24m x 1.04m (7'4" x 3'5") Light point, extractor fan, UPVC obscure glazed window. Comprising shower cubicle with bifold door and electric shower, vanity unit with inset wash hand basin, radiator with thermostat control.

**BEDROOM TWO** - 3.3m x 2.49m (10'10" x 8'2") Pendant light point, UPVC double glazed window to rear aspect with open outlook over the surrounding area including sea views towards Brixham, radiator with thermostat control, TV connection point.

**BEDROOM THREE** - 2.67m x 1.96m (8'9" max x 6'5")  
 Pendant light point, UPVC double glazed window to rear aspect with open outlook over surrounding area including sea views towards Torquay, radiator with thermostat control.

**BATHROOM/W.C** - 2.46m x 1.45m (8'1" x 4'9") Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator with thermostat control, shaver socket.

**OUTSIDE**

**FRONT** At the front of the property is a low maintenance garden planted with shrubs and laid to stone chippings with access to the front door.

**PARKING** To the side of the property a driveway providing off road parking and leading to a STORE 2.59m x 0.86m (8'6" x 2'10") with up and over roller door.

**REAR** The rear garden is accessed from the conservatory and offers a low maintenance space laid to paving slabs and stone chippings with flowerbed borders and enclosed by timber panelled fence with gated side access.

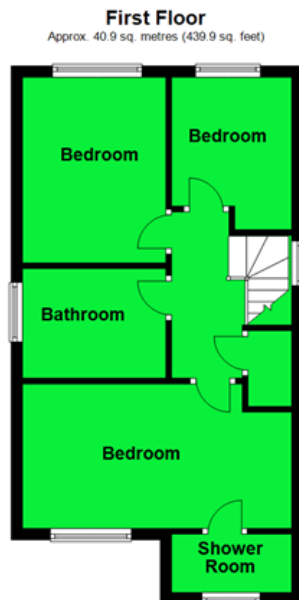


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|--|-------------------------------------|
| Age: 2002 (unverified)   | Stamp Duty:* £2,497 at asking price |
| Council Tax Band: D<br>EPC Rating: D   | Tenure: Freehold                    |
| Services – Mains gas, electric, water & sewerage   |                                     |
| Broadband - Standard, Superfast, Ultrafast. Mobile Network – Indoor - Three, Vodafone voice & data limited, EE & O2 voice & data likely. Outdoor – EE, Three, O2, Vodafone voice & data likely |                                     |
| Electric Meter Position: Outside   | Gas Meter Position: Outside front   |
| Boiler Position: Kitchen - conventional  | Water: Meter                        |
| Loft: Insulated, part boarded, ladder, light point   | Rear Garden Facing: North East      |
| Total Floor Area: Approx 77 Sqm  | Square foot: Approx 828.82          |

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.



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