



Oyster Bend, Three Beaches, Paignton

£450,000



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22 OYSTER BEND, THREE BEACHES, PAIGNTON, DEVON TQ4 6NL

Semi-detached bungalow with excellent potential | Sea views towards Broadsands and Brixham
Block paved driveway and single garage | Good sized level rear garden | Entrance porch
Reception hall | Sitting room | Dining room | Kitchen | Utility | Four bedrooms | Shower room/W.C
Double glazing | Mostly gas central heated

In a sought after coastal position the property offers a semi-detached bungalow on a level plot with sea views. Approached from the road a block paved driveway provides off-road parking for several vehicles and leads to the single attached garage. An entrance porch leads into the spacious reception hallway and then to the accommodation which comprises a spacious sitting room to the front aspect with high ceilings and double doors and sliding doors opening onto the front garden. This opens into the dining room and in turn the kitchen and utility. There are four bedrooms, a shower room/W.C and at the rear is a good sized level enclosed garden which is also accessed from the utility room.

Nearby there is a pathway leading to a seaside cove and the picturesque coastal walk which leads to Brixham and also back towards Paignton. The property is also conveniently located within a just a few hundred yards of a row of shops including a convenience store, news agents, takeaways plus a bus route connecting to Brixham and in the other direction Paignton and Torquay. The town centre of Paignton which offers a fine and varied range of shopping facilities, amenities, railway and bus station in approximately one and a quarter mile distant.

An internal inspection is highly recommended in order to appreciate the potential on offer and the superb coastal position.

The Accommodation Comprises

UPVC obscure glazed door to

ENTRANCE PORCH - 1.35m x 0.86m (4'5" x 2'10") Light point, timber door with glazed insets and side panel to

RECEPTION HALL - 7.34m x 4.7m (24'1" x 15'5" maximum dimensions) Pendant light point, radiator, hatch to loft space, storage cupboards, door to

SITTING ROOM - 5.77m x 3.99m (18'11" x 13'1") High ceiling, light point, picture rails, radiators, tiled fireplace with inset gas fire, TV connection point, telephone point, UPVC double glazed sliding doors to front aspect with sea views towards Broadsands and Brixham, opening to



DINING ROOM - 3.38m x 2.72m (11'1" x 8'11") Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect with sea views towards Broadsands and Brixham, radiator, gas fireplace (currently not in use) opening to



KITCHEN - 3.38m x 2.9m (11'1" x 9'6") Coved ceiling with directional spotlights, UPVC double glazed window to side, radiator. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor, tiled surround, matching wall cabinets, built-in electric hob, integral fridge, integral dishwasher. Door to hallway.



UTILITY - 4.47m x 2.51m (14'8" x 8'3") Polycarbonate roof with doors to front and rear, space and plumbing for washing machine, paved flooring, wall light point. Outside tap.



OUTSIDE

FRONT At the front of the property is a lawned garden enclosed by low level stone and block wall, shrub border and block paved driveway providing off road parking for several vehicles and leading to the attached garage.

REAR To the rear of the property and accessed from bedroom two and the utility is a good-sized level garden enclosed by timber fence and hedgerow.



BEDROOM ONE - 4.37m x 3.18m (14'4" x 10'5") Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, feature fireplace.

BEDROOM TWO - 4.37m x 2.54m (14'4" x 8'4") Textured ceiling, pendant light point, UPVC double glazed sliding doors opening onto the rear garden, radiator, feature fireplace.



BEDROOM THREE - 3.81m x 2.41m (12'6" x 7'11") Textured ceiling, pendant light point, UPVC double glazed window, radiator, built-in wardrobe.

BEDROOM FOUR - 2.72m x 2.24m (8'11" x 7'4") Pendant light point, picture rail, UPVC double glazed window to rear aspect, wall mounted boiler, built-in wardrobe.

SHOWER ROOM/WC - 2.59m x 1.83m (8'6" x 6'0") Light point, uPVC double glazed window. Comprising large enclosure with electric shower and glazed screen, pedestal wash hand basin, close coupled WC, radiator, shaver socket.



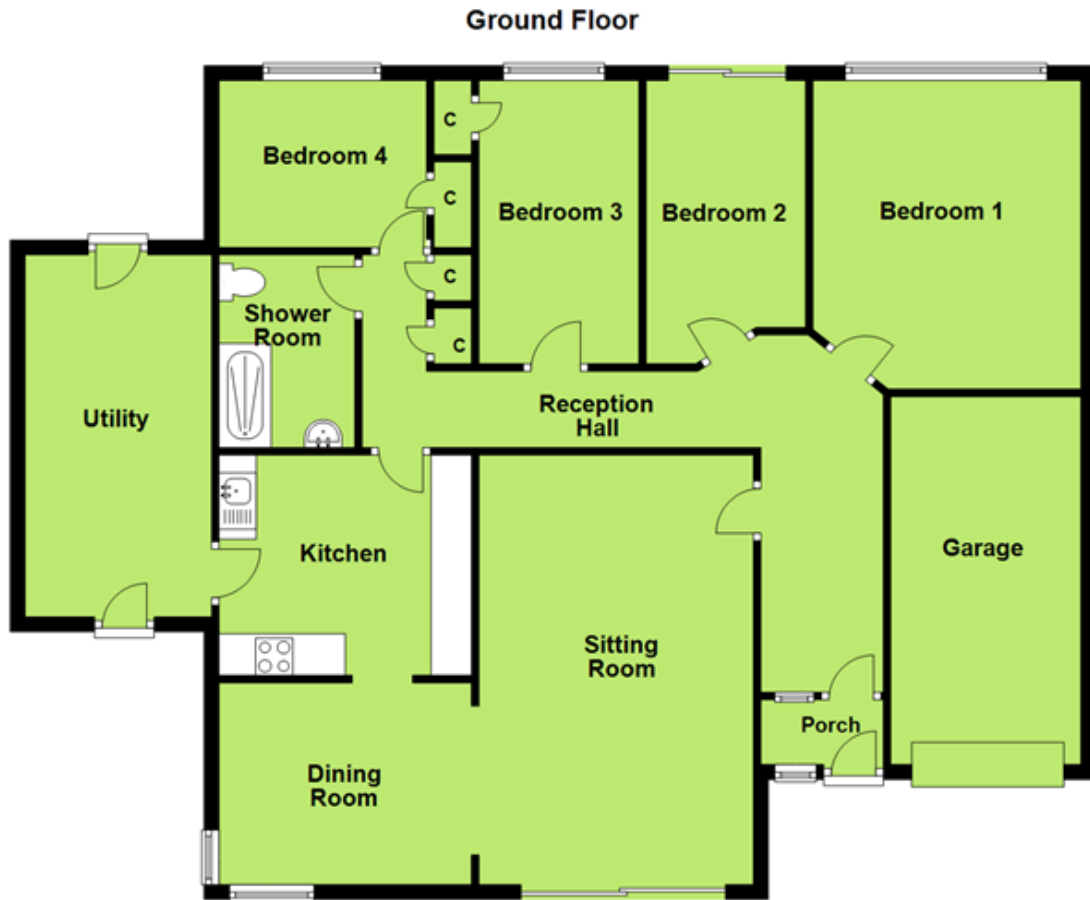
GARAGE - 4.95m x 2.54m (16'3" x 8'4") Up and over door, light point, power sockets, cold water tap.

Age: 1930s' (unverified)	Stamp Duty:* £10,000 at asking price
Council Tax Band: D	Tenure: Freehold
EPC Rating: E	
Services -	
Electric Meter Position:	Gas Meter Position:
Boiler Position: Bedroom 4	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Sqm	Square foot:

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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