



Primley Park, Paignton

£278,000



WILLIAMS HEDGE
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Well presented | Stunning sea views | Large sitting room | Bathroom | Kitchen/diner
Three double bedrooms | En-suite shower room | Very private secluded rear garden
Front garden and garage | Viewing highly recommended

A very well presented three-bedroom semi-detached home. Stunning sea views across the bay with accommodation comprising, entrance hall, bathroom, large sitting room, three bedrooms, en-suite shower room and kitchen/diner. Externally the property benefits from garage parking, enclosed private rear garden and beautiful views from the front. Viewing highly recommended.

The Accommodation Comprises

ENTRANCE HALL - 4.62m x 2.97m (15'2" x 9'9" to L-Shape) Laminate wood flooring, stairs to the first floor, ceiling light point, radiator, doors for principal rooms, door to cloaks cupboard, smoke detector, coving.

LOUNGE - 5.38m x 4.11m (17'8" x 13'6" into bay) Laminate wood effect flooring, two ceiling light points with ceiling roses, wall mounted thermostat controlling central heating system to radiators, two UPVC double glazed windows (one bay window) with stunning views over the bay towards Brixham and Berry Head, electric feature fireplace with mantle surround and hearth, coving.



KITCHEN/DINER

Kitchen: 3.1m x 3.1m (10'2" x 10'2") With matching wall, base and drawer units with granite effect worktops over, inset stainless

steel sink with matching drainer, built-in four ring electric hob with oven below, space for washing machine, built-in fridge/freezer, built-in dishwasher, directional ceiling spotlights, vinyl tile effect flooring, coving, archway to



Dining area: 3.1m x 1.6m (10'2" x 5'3") Continuation of vinyl tile effect flooring, UPVC double glazed window to the rear aspect overlooking the rear garden, directional ceiling spotlights, double cupboard with shelving.

BEDROOM TWO - 3.1m x 2.95m (10'2" max x 9'8") Ground floor double bedroom, ceiling light point, double glazed window to the rear aspect, radiator, coving.

BEDROOM THREE - 3.15m x 2.06m (10'4" x 6'9") Ground floor double bedroom, ceiling light point, window, radiator.

BATHROOM Ground floor bathroom with matching white suite comprising low level close coupled WC, pedestal hand wash basin with mono block mixer tap, step in bath with central taps and shower attachment over, shower screen, double glazed window to the side aspect, partially tiled wall, vinyl flooring, shaver point, wall mounted mirror fronted medicine cabinet, heater tower rail, cupboard housing boiler controlling the central heating system, ceiling light point, coving.



REAR GARDEN Mainly laid to patio offering low maintenance with various seating areas, hot tub, mostly level with steps leading to raised deck and stone wall to the rear boundary with some sea views and range of mature shrubs and bushes enclosed on both sides with panel fencing, access to the front, timber gate, extremely high-level of privacy and seclusion. Outside power point.



BEDROOM ONE - 16'2" (4.93m) reducing to 2.84m x 3.71m (9'4" x 12'2") Double bedroom, ceiling light point, velux with stunning panoramic view towards Berry Head and Brixham, eaves storage, door to



ENSUITE SHOWER ROOM - 1.68m x 1.63m (5'6" x 5'4") UPVC double glazed window to the side, vinyl tile effect flooring, radiator, ceiling spotlight, matching three-piece suite comprising low level close coupled WC, pushbutton flush, pedestal wash hand basin with mixer taps, shower cubicle with glass opening door, mains fed shower, tiled walls.

OUTSIDE

FRONT Low level brick wall with six steps and paved path to the side leading to the front door, gravel, seating area and rockery to the front, bordering plant bed.

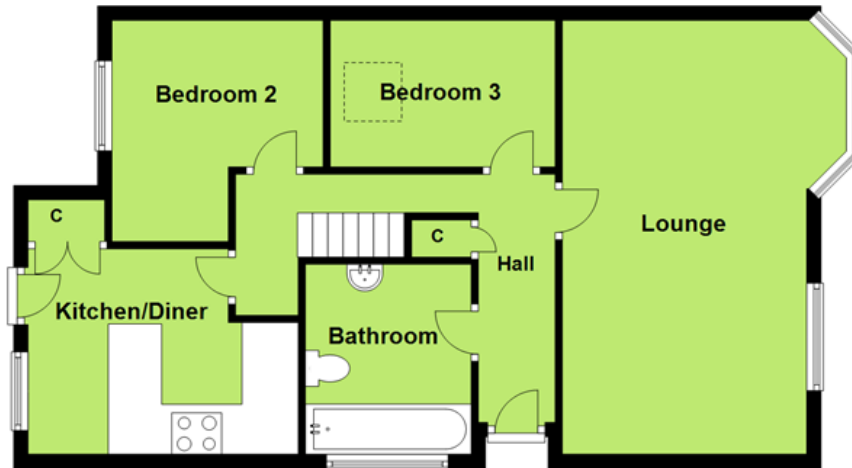
PARKING Single garage with up and over door.

Age: (unverified)	Stamp Duty:* £1,400 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services – Mains water, electric & sewerage. Gas central heating and uPVC double glazing.	
Electric Meter Position: Cupboard in living room	Gas Meter Position: Outside
Boiler Position: Downstairs bathroom cupboard	Water: Meter
Loft:	Rear Garden Facing: North
Total Floor Area: approx. 81 sqm	Square foot: approx. 871 sqft

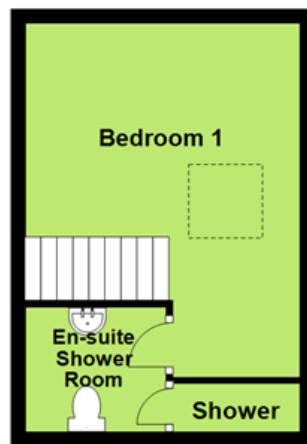
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

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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