



Mortimer Avenue, Preston, Paignton

£575,000



WILLIAMS HEDGE
ESTATE AGENTS



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CHARMWOOD, MORTIMER AVENUE, PRESTON, PAIGNTON, DEVON, TQ3 1LR

Exceptional semi-detached family home | Cul-de-sac position in Lower Preston | Off-road parking
Entrance porch | Reception hall | Sitting room with bay window | Family room | Kitchen/dining room
Utility | Ground floor WC | First floor landing | Four bedrooms | Four piece bathroom/WC
Gas central heating | Double glazing | Driveway parking | Level and enclosed rear garden
Workroom/potential home office (currently used as a dog grooming salon)

An exceptional family home occupying a cul-de-sac position in the sought-after Lower Preston area.

Mortimer Avenue offers a tucked away position yet within close proximity to the local amenities at Preston which include an excellent range of day-to-day shops and mini supermarkets, takeaways, public houses, surgeries, Preston Beach and seafront. Preston is also on the main number 12 bus route linking Paignton town, Brixham, Torquay and Newton Abbot.

Approached from the road there is a concrete driveway providing off-road parking for several vehicles and access to the side leading to work room/potential home office (currently used as a dog grooming salon) and pathway leading to the front door. Once inside, an entrance porch opens into the spacious reception hallway and leads to the ground floor accommodation which comprises a sitting room with bay window to the front aspect, family room with double doors opening onto the garden, contemporary kitchen/diner with large central island and full-length breakfast bar, a utility and WC. On the first floor, the landing leads to four bedrooms and a four-piece bathroom/WC. The property also has double glazed windows and doors and gas central heating. A particular feature of the property is the large rear garden which offers a level and enclosed space, with a large patio accessed from the family room and kitchen diner, a large lawned area bordered by a stream with a bridge leading over to a raised deck seating area. To the side are multiple storage sheds, a timber-built bar and socialising area and a gated side access.

An internal inspection is highly recommended in order to appreciate this spacious family home and the convenient and accessible location.

The Accommodation Comprises

Composite door with obscure glazed insets to

ENTRANCE PORCH Light point, tiled flooring, uPVC obscure glazed door with side panels to

RECEPTION HALLWAY - 4.62m x 2.74m (15'2" x 9'00" maximum) Light point, picture rails, smoke detector, stairs with hand rail to first floor, radiator with thermostat control, telephone point, dado rails, under stairs storage cupboard, doors to

SITTING ROOM - 4.95m x 3.96m (16'3" into bay x 13'0") Decorative coved ceiling with pendant light point and ceiling rose, uPVC double glazed bay window to front aspect, dado rails, feature fireplace, radiator with thermostat control, TV connection point.



FAMILY ROOM - 4.57m x 3.66m (15'0" x 12'0")

Decorative coved ceiling with pendant light point and ceiling rose, picture rails, uPVC double doors opening onto the rear garden, open grate fireplace with tiled surround and decorative timber mantle, radiator with thermostat control, uPVC double doors opening onto the rear garden.

KITCHEN DINER - 6.1m x 3.05m (20'0" x 10'0")

Decorative coved ceiling with inset spotlights, wall light points, uPVC double doors opening onto the rear garden, vertical radiator with thermostat control. Comprising large central island with full length breakfast bar, inset sink with mixer tap, induction hob, storage and drawers below, integral dishwasher, wine chiller, space for American fridge freezer with storage to sides and above, built-in electric oven, built-in microwave, pantry cupboard with light point, shelving and uPVC double glazed window. Door to



UTILITY ROOM - 3.35m x 1.37m (11'0" x 4'6")

Directional spotlights, uPVC double glazed windows to side, base units with work surfaces over and inset sink and drainer with mixer tap, eye level cabinets, space and plumbing for washing machine, uPVC double door opening to the rear garden, door to

GROUND FLOOR WC Pendant light point, uPVC obscure glazed window. Comprising vanity unit with inset wash hand basin, WC, part tiled walls, wall mounted boiler.

FIRST FLOOR LANDING Light point, smoke detector, picture rails, hatch to loft space, radiator with thermostat control, doors to

BEDROOM ONE - 5.13m x 3.96m (16'10" into bay x 13'0") Light point, uPVC double glazed bay window to front aspect with window seat, feature fireplace with decorative surround, radiator with thermostat control, fitted wardrobes to one wall.



BEDROOM TWO - 4.57m x 3.66m (15'0" x 12'0") Pendant light point, picture rails, uPVC double glazed window to rear aspect, radiator thermostat control, feature fireplace with decorative surround.

BEDROOM THREE - 3.35m x 3.05m (11'0" x 10'0") Pendant light point, uPVC double glazed windows to rear respect, radiator, picture rails, walk-in wardrobe with shelving, hanging rail and obscure glazed window. Further storage cupboard with shelving and light point.

BEDROOM FOUR - 2.74m x 2.49m (9'0" x 8'2") Pendant light point, picture rails, uPVC double glazed window to front aspect, radiator with thermostat control.

BATHROOM/WC - 2.44m x 2.08m (8'0" x 6'10") Inset spotlights, extractor fan, uPVC obscure glazed windows. Four-piece suite comprising panelled bath with mixer tap over, shower cubicle with sliding glazed door, vanity unit with inset basin, WC, heated towel rail, tiled walls, tiled floor.



OUTSIDE

FRONT To the front of the property is a concrete driveway providing off-road parking for several vehicles and leading to the front door and to the workshop/home office.

REAR To the rear of the property is a large level garden arranged over several different seating areas with a large paved patio accessed from the kitchen and family room and a pathway then leads to a covered bar area, several storage sheds and a detached summer house. The remainder of the garden is laid to lawn with stone chipping borders and a timber bridge over a stream to a raised decked seating area. Outside lighting. Outside tap. Gated side access.



SUMMER HOUSE - 3.78m x 2.36m (12'5" x 7'9") UPVC double glazed windows to sides and double doors to front opening onto decking, light point, Power sockets.

DETACHED WORK ROOM/STORE /HOME OFFICE. - 5.99m x 2.49m (19'8" x 8'2")
Room 1 measuring 7'7" x 5'8", inset spotlights, power points, uPVC double glazed window and door,
Room 2 measuring 12'8" x 7'7" Inset spotlights, extractor fan, uPVC double glazed window to side, cold water tap.

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



Age: 1920's (unverified)	Stamp Duty:* £16,250 at asking price
Council Tax Band: E	Tenure: Freehold
EPC Rating: TBC	
Services – Mains gas, electricity, water & sewerage.	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: TBC	Square foot: TBC

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.

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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