



Ramshill Road, Paignton

£245,000



**WILLIAMS HEDGE**  
estate agents



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## 5 RAMSHILL ROAD, PAIGNTON, DEVON TQ3 3PW

Semi-detached family home | Block paved driveway and large carport | Useful workshop/under house store | Porch | Reception hall | Sitting room | Kitchen | Dining room | First floor landing  
Three bedrooms | Shower room/WC | Mostly double glazed | Electric heating  
Front and rear gardens

A good sized semi-detached family home in a convenient and accessible location. The property is conveniently situated within a few hundred yards of a convenience store, post office, dental surgery, takeaway, barbers and a bus route linking the amenities of the town and the remainder of Torbay.

Approached from the road onto a block paved driveway which provides off road parking and leads to a large covered carport. At the front a covered storm porch with UPVC obscure glazed door opens into the reception hallway and then the ground floor accommodation which comprises a sitting room to the front aspect, kitchen and dining room which opens onto a timber deck. On the first floor the landing leads to two good sized double bedrooms, a single bedroom and a shower room/WC. Outside there are gardens to the front and rear and a useful workshop/under house store. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

### The Accommodation Comprises

**COVERED STORM PORCH** With uPVC double glazed door to

**RECEPTION HALL** - 2.64m x 1.83m (8'8" x 6'0") Coved ceiling with pendant light point, smoke detector, stairs with hand rail to first floor, night storage heater, under stairs storage cupboard housing the electric meter and consumer unit, door to

**SITTING ROOM** - 4.85m x 2.67m (15'11" x 8'9") Coved ceiling with light point, wall light points, night storage heater, UPVC double glazed window to front aspect, electric fire, TV connection point.



**KITCHEN** - 3.78m x 3.07m (12'5" x 10'1") Coved ceiling with strip light, extractor fan, UPVC double glazed window to rear aspect. Fitted kitchen comprising range of base and drawer units with work surfaces over, inset sink

with double drainer and mixer tap, inset electric hob, built-in double electric oven, larder cupboard, storage recess, UPVC obscure glazed door opening onto the covered carport, sliding door to



**DINING ROOM** - 3.05m x 2.39m (10'0" max x 7'10") Coved ceiling with strip light, UPVC double glazed door opening onto the raised timber decking, night storage heater, airing cupboard housing the hot water cylinder with slatted shelving, recess with storage and shelving.



**FIRST FLOOR LANDING** - 2.13m x 1.83m (7'0" x 6'0") Coved ceiling with pendant light point, smoke detector, hatch to roof space, double glazed window to side, night storage heater, doors to

**BEDROOM ONE** - 4.57m x 2.64m (15'0" max x 8'8") Coved ceiling with pendant light point, UPVC double glazed windows to rear aspect, built-in wardrobe with hanging rail and shelf.



**BEDROOM TWO** - 4.57m x 2.59m (15'0" x 8'6" max)  
Coved ceiling with pendant light point, UPVC double glazed windows to front aspect, built-in wardrobe with hanging rail and shelf.



**BEDROOM THREE** - 2.64m x 2.13m (8'8" x 7'0") Coved ceiling with pendant light point, UPVC double glazed window to front, fitted shelving to one corner.

**SHOWER ROOM/WC** - 2.13m x 1.55m (7'0" x 5'1") Coved ceiling with light point. Comprising shower cubicle with glazed door and electric shower, pedestal wash hand basin, close coupled WC, part tiled walls.

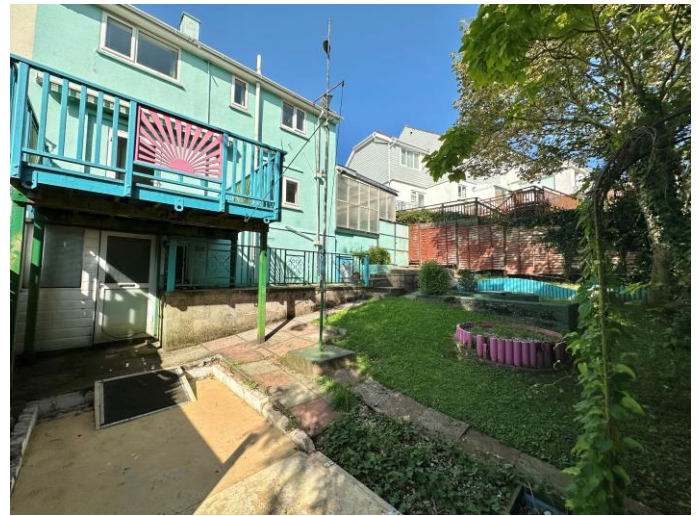


## OUTSIDE

**FRONT** To the front of the property is a tiered garden with large central shrub/planting bed, shrub borders and steps leading to the front door.

**PARKING** A block paved driveway providing ample off-road parking and leads to a large covered carport.

**REAR** To the rear of the property is an enclosed garden accessed from the carport onto a patio area with the remainder of the garden arranged to different planting/seating areas with access to a useful workshop measuring 3.89m x 2.82m (12'9" x 9'3") with light points, power points, water tap and W.C. There is a timber deck offering additional outside space which is accessed from the dining room.



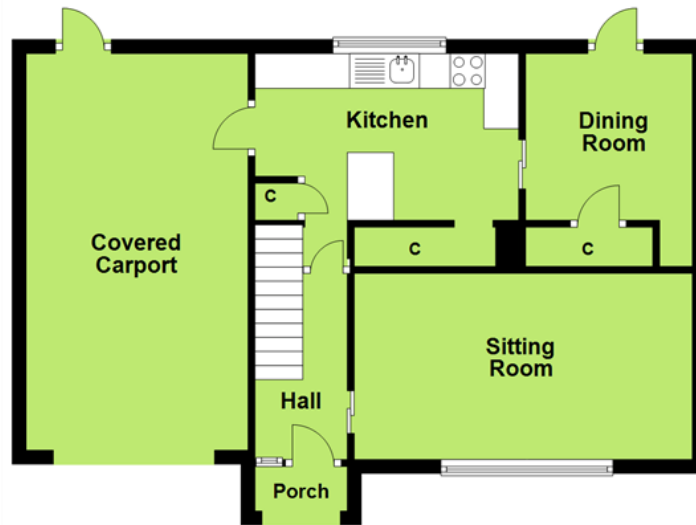
Age: 60 years (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B	Tenure: Freehold
EPC Rating: F	
Services – Mains electricity, water and sewerage. Night storage heaters.	
Electric Meter Position: Under stairs	Gas Meter Position: N/A
Boiler Position: N/A	Water: Meter
Loft: Boarded, insulated, fixed ladder and light point.	Rear Garden Facing: South
Total Floor Area: Approx 83 Sqm	Square foot: Approx 893.41sqft

**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.

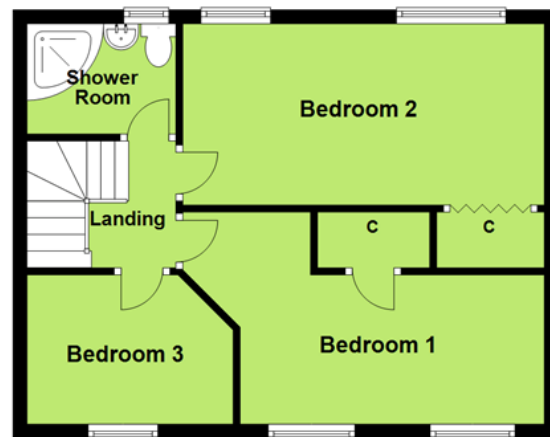
### Ground Floor



### Basement



### 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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