



Washington Close, Paignton

£399,950



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Link detached family home | No upward chain | Enclosed entrance porch | Large inner hall/dining area Lounge | Conservatory | Four large bedrooms | En suite shower room | Ground floor WC | Ground floor bedroom/study | Bathroom | Kitchen | Utility | Integral garage | Driveway parking | Additional parking to the front and side | Large enclosed level side and rear gardens | Potential to increase parking or extend to the side subject to necessary permissions | Viewing highly recommended

A very attractive link detached house situated in a tucked away cul-de-sac position. The property offers generous accommodation arranged over two floors comprising enclosed entrance porch, ground floor WC, ground floor bedroom/study, inner hall/dining area, lounge, kitchen, conservatory, and utility with internal door to garage. The first floor offers, four bedrooms (en suite shower room) and bathroom. Externally, the property benefits from level side and rear gardens with the space to extend subject to necessary permissions. Ample parking with driveway, garage additional parking to the front and side with possibility of creating further spaces if required for motor home, boat etc. Viewing highly recommended.

The Accommodation Comprises

ENCLOSED ENTRANCE PORCH - 3.05m x 0.97m (10'0" x 3'2") Ceiling light point, coving, radiator, door to downstairs WC, door to inner hall.

INNER HALL / DINING AREA - 2.67m x 1.14m (8'9" x 3'9") Under stair storage cupboard, coving, two ceiling light points, uPVC double glazed windows to the side aspect, radiator, doors to kitchen, lounge, and downstairs bedroom/study.

LOUNGE - 4.04m x 4.01m (13'3" x 13'2") Ceiling light point, coving, radiator, TV aerial point, double doors opening to conservatory.



CONSERVATORY - 3.07m x 2.95m (10'1" x 9'8") Vinyl flooring, double glazed windows and UPVC double glazed double doors providing access to the garden, radiator, door to kitchen



KITCHEN - 4.98m x 2.29m (16'4" x 7'6") Matching wall base and drawer units with roll edged work surfaces over, display wall cupboards, stainless-steel sink with matching drainer, mono-block mixer tap, splash backs, double glazed window to the rear aspect, two ceiling strip lights, radiator, vinyl flooring, space for oven, TV aerial point, archway to utility.



UTILITY - 2.9m x 1.45m (9'6" x 4'9") UPVC double glazed window to the rear aspect and stainless-steel sink with matching drainer, mixer taps, matching wall base drawer units with roll edged work surfaces over, space for under counter fridge, space and plumbing for washing machine, continuation of vinyl flooring, space and plumbing for dishwasher. Door to garage.

DOWNSTAIRS WC - 1.98m x 0.74m (6'6" x 2'5") Level close coupled WC with dual push button flush, radiator, pedestal hand wash basin with vanity unit below, tiled splash backs, ceiling light point, coving, double glazed window to the side.

BEDROOM FIVE/STUDY - 3.1m x 2.77m (10'2" x 9'1" into bay window) UPVC double glazed box bay window, radiator, TV telephone point, ceiling light point, coving.

FIRST FLOOR LANDING - 3.84m x 3.05m (12'7" x 10'0") UPVC double glaze window to the side aspect, access to loft, light point, radiator, cupboard housing water cylinder, shelving.

BEDROOM ONE - 3.23m x 3.05m (10'7" x 10'0") Double bedroom, double aspect with uPVC double glazed window to the rear and side, built-in double wardrobe with mirror fronted sliding doors, hang around shelving, radiator, TV point, ceiling light point, coving, door to



OUTSIDE

REAR AND SIDE GARDEN Very impressive level enclosed garden mainly laid to lawn with patio seating, outside tap, border and plant beds with mature shrubs and bushes, timber shed, greenhouse, access to the front, potential for further parking, vegetable patch, gas and electric meter. Space to extend to the side subject to necessary permissions.



EN SUITE SHOWER ROOM - 1.73m x 1.52m (5'8" x 5'0") Matching suite comprising low level WC, pedestal wash hand basin, corner shower with glass door shower unit, wall mounted mirror fronted cabinet, shaver point, radiator, window to the side, light point.

BEDROOM TWO - 3.23m x 2.92m (10'7" x 9'7") Double bedroom, ceiling light point, coving, uPVC double glazed window to front aspect, radiator, TV aerial point.

BEDROOM THREE - 3.38m x 2.59m (11'1" x 8'6") Double bedroom, ceiling light point, coving, uPVC double glazed window to the rear overlooking the rear garden, radiator, hand wash basin with vanity unit below, built-in wardrobe with hanging rail.

BEDROOM FOUR - 3.15m x 1.91m (10'4" x 6'3") Generous single, hand wash basin vanity unit below, splashback, single light point, coving, double glazed window to the front aspect, radiator.

BATHROOM - 1.73m x 1.68m (5'8" x 5'6") Three-piece suite comprising low level close coupled WC with dual push button flush, hand wash basin with vanity unit below, mono-block mixer tap, panel bath with twin hand grips, shower attachment, bi-fold glass shower screen, tiled walls, heated towel rail, shaver light and point, ceiling light point, extractor fan, coving, vinyl flooring.

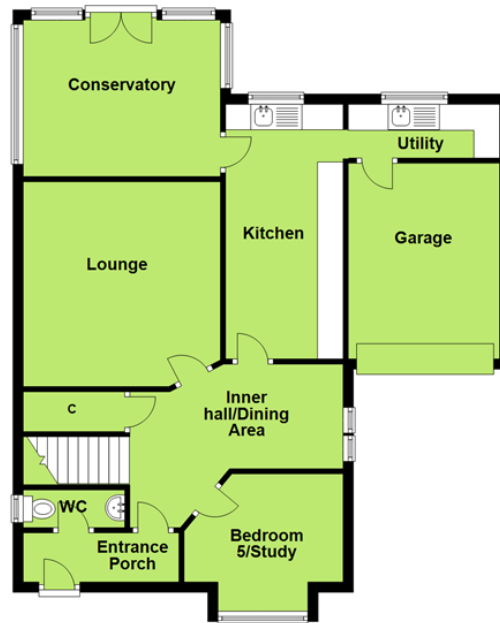
FRONT Main patio providing off-road parking for 2/3 vehicles gravel bed with mature tree outside light, uPVC double glazed front door into enclosed entrance porch.

GARAGE - 3.84m x 2.95m (12'7" x 9'8") Single garage, up and over door, light and power.

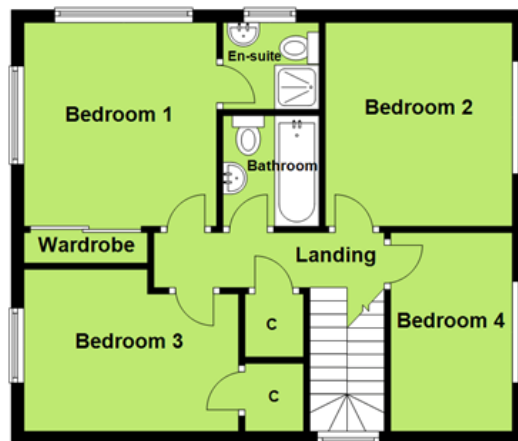
PARKING Driveway to the front of the garage providing off-road parking for one vehicle, further patio to the front and side providing parking for three additional vehicles with potential to increase further if required.

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

Ground Floor



First Floor



Age: 1990's (unverified)	Stamp Duty:* £7,497 at asking price
Council Tax Band: E EPC Rating: C	Tenure: Freehold
Services - TBC	
Electric Meter Position: Outside wall	Gas Meter Position: Outside
Boiler Position: Utility	Water: Meter
Loft: Insulated/Part boarded	Rear Garden Facing: South West
Total Floor Area: Approx 114 sqm	Square foot: Approx 1,227 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.

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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