



Fisher Street, Paignton

£295,000



**WILLIAMS HEDGE**  
estate agents



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## 19 FISHER STREET, PAIGNTON, TQ4 5EP

End of terrace family home | Off-road parking | Enclosed courtyard garden | Convenient location  
Refurbished and remodelled | Entrance porch | Hallway | Sitting/dining room  
Kitchen breakfast room | Workshop/store | Utility cupboard | First floor landing  
Three double bedrooms | Ensuite shower room WC | Four piece bathroom/WC  
Gas central heating | Double glazing

Conveniently situated for local amenities, schools  
The property offers a superbly presented family home with off-road parking, garden and additional store/workshop/home office.

Located within easy access of local amenities, the town centre is a short distance away and offers a varied range of day-to-day and High Street shops, mini supermarkets, surgeries, railway station, bus station, Multiplex cinema, seafront and harbourside.

The property has been refurbished and remodelled by the current owners to offer stylish and inviting family accommodation which is arranged over two floors. An entrance porch with decorative tiled flooring opens into the hallway and then leads to the ground floor accommodation which comprises a double aspect sitting/dining room with high ceilings, a kitchen/breakfast room with contemporary high gloss fronted units, a utility cupboard with space for washing machine and tumble dryer. Also on the ground floor is a useful workshop/store which was formally a Newsagents and could be reinstated as a retail unit or arranged as another reception room/bedroom, subject to any necessary consents. On the first-floor a landing leads to three double bedrooms, one with an ensuite shower room/WC and there is a four-piece family bathroom WC. The property is further complemented throughout with double glazed windows and doors and gas central heating. Outside, there is off road parking to the front and an enclosed courtyard garden to the side which is accessed from the kitchen/breakfast room. An internal inspection is highly recommended in order to appreciate this superb family home and the convenient, accessible location.

### The Accommodation Comprises

UPVC door to

**ENTRANCE PORCH** Coved ceiling with pendant light point, decorative tiled flooring, door to store/workshop, opening to

**HALLWAY** Coved ceiling with pendant light point, stairs to first floor, vertical radiator with thermostat control, engineered oak flooring, utility cupboard with light point, power sockets, space and plumbing for washing machine and space for tumble dryer. Door to

**SITTING/DINING ROOM** - 6.4m x 3.1m (21'0" x 10'2") Coved ceiling with pendant light points, uPVC double glazed sash windows to front aspect, engineered flooring, vertical radiator with thermostat control, high-level TV connection point, opening to



**KITCHEN BREAKFAST ROOM** - 6.53m x 2.54m (21'5" x 8'4") Directional spotlights, vertical radiator with thermostat control, cupboard housing the combination boiler, uPVC double doors opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, matching eye level cabinets, built-in electric oven, space for American style fridge freezer, integral dishwasher, continuation of engineered oak flooring.



**STORE/WORKSHOP** - 5.49m x 3.18m (18'0" x 10'5") Formally a Newsagents premises and no longer registered for commercial use. This area could easily be utilised as a retail unit/home office or additional reception room/bedroom, subject to any necessary consents. Strip light, power sockets, consumer unit, window and door to front aspect.

**FIRST FLOOR LANDING** Coved ceiling with pendant light points, hatch to loft space, smoke detector, radiator with thermostat control. Doors to

**BEDROOM ONE** - 3.76m x 3.23m (12'4" x 10'7") Coved ceiling with pendant light point, dual aspect with uPVC double glazed sash windows to front and side, radiator with thermostat control, fitted wardrobes to one wall with central dressing table.



**BEDROOM TWO** - 4.04m x 2.59m (13'3" x 8'6") Coved ceiling with inset spotlights, uPVC double glazed sash window to front aspect, radiator with thermostat control. Double doors to

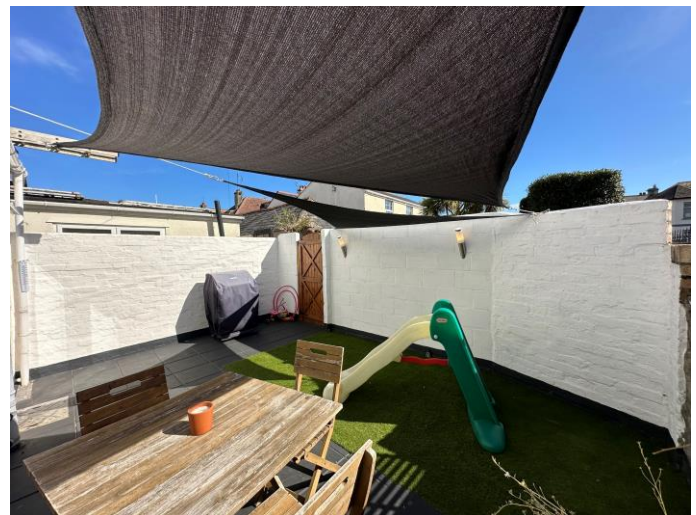
**ENSUITE SHOWER ROOM/WC** - 1.32m x 1.27m (4'4" x 4'2") Inset spotlights lights, extractor fan, uPVC obscure glazed window. Comprising corner shower cubicle with sliding doors, vanity unit with inset wash basin, close coupled WC, tiled walls, tiled floor.

**BEDROOM THREE** - 3.18m x 2.92m (10'5" x 9'7") Coved ceiling with inset spotlights, uPVC double glazed sash window to front aspect, radiator with thermostat control.

**BATHROOM/WC** - 3.18m x 1.37m (10'5" x 4'6") Coved ceiling with inset spotlights, uPVC obscure glazed sash window. Four-piece suite comprising a large panelled bath with central taps and shower attachment, large walk-in shower enclosure with glazed screen, pedestal wash hand basin, close coupled WC, heated towel rail, part tiled walls, tiled floor.



**OUTSIDE** To the side of the property is a level and enclosed courtyard garden accessed from the kitchen/breakfast room laid to paving and enclosed by stone and block wall. Outside lighting, outside power, and timber gate leading onto a service lane.



**PARKING** To the side of the property is a parking bay providing off-road parking for one vehicle.

Age: 1900's (unverified)	Stamp Duty:* £2,250 at asking price
Council Tax Band: B EPC Rating: D	Tenure: Freehold
Services – Mains gas, electricity, water and sewage. Gas central heating.	
Electric Meter Position: Store	Gas Meter Position: Rear garden
Boiler Position: Kitchen Combination	Water: Meter
Loft: Insulated, part boarded, light, ladder.	Rear Garden Facing: South East
Total Floor Area: Approx 122 Sqm	Square foot: Approx 1,205 Sqft

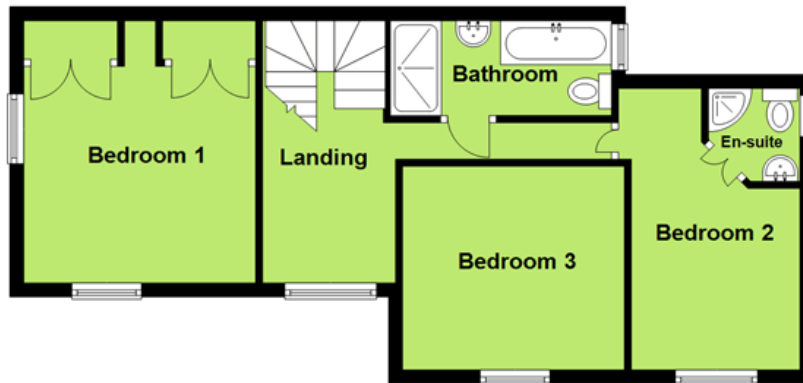
**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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