



Osney Avenue, Paignton

£450,000



WILLIAMS HEDGE
estate agents



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6 OSNEY AVENUE, PAIGNTON, TQ4 5HA

Large semi-detached family home | Entrance hall | Sitting room | Second lounge/dining room
Kitchen | Utility/Office | Downstairs WC | Four generous sized bedrooms | Family bathroom
Sea views | Enclosed rear garden | Front garden | Garage to the front

A beautifully spacious property retaining many of its original features, including high ceilings and parquet flooring. From the front you enter into the enclosed entrance porch and entrance hall with doors leading to kitchen, second lounge/dining area and sitting room stairs leading to the first floor. With high ceilings in all four bedrooms (three large doubles and one single), recently updated bathroom. The ground floor rear of the property there is also a separate WC and utility/office area from which you can enter the sunny southerly aspect rear garden. To the front a level lawn area and large garage at road level to fully appreciate what the property offers an internal viewing is highly recommended.

Paignton is a seaside town and is one of the main three towns that form The English Riviera. The town offers a fine and varied range of local and high street shops and day to day amenities, superb sea fronts, coastal walks and leisure facilities. Paignton also offers a coach station, railway station and good transport links, ring road, The South Devon Highway, M5 to Exeter and beyond.

The Accommodation Comprises

Double glazed front door into enclosed entrance porch. Obscure Panel door to entrance hall

ENTRANCE HALL - 4.44m x 2.16m (14'7" x 7'1")
Parquet flooring, ceiling light point, stairs leading to the first floor, under stairs storage cupboard. Doors to all principal rooms

SECOND LOUNGE/DINING ROOM

Lounge Area 3.18m x 3.1m (10'5" x 10'2") Parquet flooring, radiator, wall mounted electric consumer unit, TV aerial point, ceiling light point, decorative ceiling panels, uPVC double glazed window to the front aspect overlooking the front garden

Dining Area 2.67m x 2.39m (8'9" x 7'10")
Continuation of parquet flooring ceiling light point, radiator, uPVC double glazed double doors opening to the rear garden

KITCHEN - 3.99m x 2.49m (13'1" x 8'2") Matching base and drawer units, laminate wood effect flooring, inset stainless steel sink with matching drainer, uPVC double glazed windows to the side, roll edged work surfaces, space and plumbing for washing machine, inset ceiling spotlights, smooth finish ceilings, space for range cooker, space and plumbing for dishwasher, space for upright fridge freezer, cupboard housing wall

mounted combination boiler controlling the central heating system.



UTILITY/OFFICE SPACE - 3.1m x 2.54m (10'2" x 8'4")
Continuation of laminate wood effect flooring, ceiling light point, radiator, uPVC double glazed window to the side aspect, uPVC double glazed door giving access to the rear garden. Door to

DOWNSTAIRS WC - 1.57m x 0.91m (5'2" x 3'0") Vinyl tile effect flooring, obscure uPVC double glazed window to the side, wall hand wash basin and ceiling light point.

LOUNGE - 3.78m x 3.05m (12'5" into bay x 10'0")
Parquet flooring, ceiling light point, matching wall lights, radiator, inset feature fire with stones surround, TV aerial point, uPVC double glazed bay window.



FIRST FLOOR LANDING Access to loft doors to all bedrooms and bathroom. Ceiling light point, linen cupboard with slatted shelving.

BEDROOM ONE - 3.81m x 3.61m (12'6" into bay x 11'10") Large double bedroom uPVC double glazed bay window with sea views and elevated views of the surrounding area, radiator, and ceiling light point.



BEDROOM TWO - 3.38m x 3.07m (11'1" x 10'1") Double bedroom, radiator uPVC double glazed window to the rear aspect overlooking the rear garden, high ceiling and ceiling light point.

BEDROOM THREE - 3.35m x 3.07m (11'0" x 10'1") Double bedroom, ceiling light point, radiator, uPVC double glaze window to the front aspect with similar views to bedroom one.

BEDROOM FOUR - 2.79m x 2.36m (9'2" x 7'9") Generous single bedroom, ceiling light point, uPVC double glaze window to the rear aspect and radiator.

BATHROOM Two obscure double glaze windows to the side, vinyl tile effect flooring, three-piece white suite comprising panel bath, hand wash basin with vanity unit below, low-level close coupled WC with push button flush, smooth finish ceilings, extractor fan, ceiling light point, aqua panel wall, shaver point.



OUTSIDE

FRONT To the front is a path with steps leading to the front door, level lawn with bordering flower bed enclosed with natural boundaries and a large garage at road level.

REAR To the immediate rear enclosed seating area, cold water tap, large concrete area to the side with access to the front, timber gate, steps up to level lawn enjoying a sunny south aspect, raised plant beds enclosed with panelled fencing.



GARAGE - 4.14m x 5.21m (13'7" x 17'1") Electric roller door, strip light and cold-water tap.

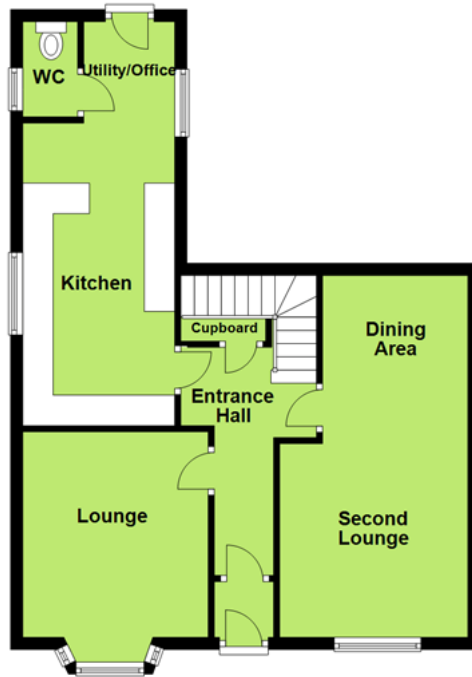
Age: 1930s' (unverified)	Postcode: TQ4 5HA
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £10,000 at asking price
Electric meter position: Front	Gas meter position: Kitchen cupboard
Boiler positioned: Kitchen - combi	Water: Meter
Loft: Insulated / part boarded, ladder, light	Rear Garden Facing: South
Total Floor Area: Approx 108 square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.

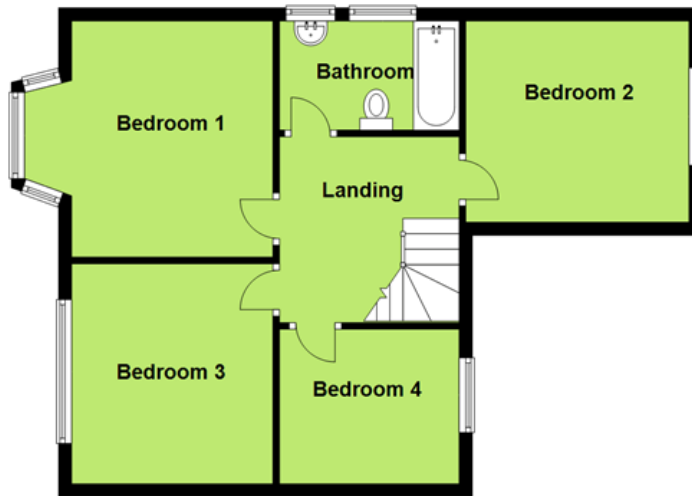
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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