



BELLE VUE ROAD
PAIGNTON

H S Owen
Estate Agents

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PAIGNTON



An exceptional period Villa located in an enviable position close to Paignton sea front, Fairy Cove and Goodrington beach. The property has been lovingly restored throughout the majority of it by the current owners with high quality finishing found in every room they have revamped. It is set within a large plot with a beautiful level lawn to the front, a sprawling patio and a block paved, gate accessed driveway with room for many vehicles. Upon entering the property you are greeted with a porch area with tiled floor and is open with the hallway. Just off the porch you have access to the cloakroom with WC and wash basin as well as into the annexe. The annexe comprises a bedroom, kitchenette, modern shower room and rear porch giving it its own access. Back into the hallway and you have a grand staircase leading to the first floor, a door and stairs down to the basement and access to the living room, dining room, garden room and kitchen. The living room is one of the main features of the house with its truly outstanding bay window looking toward the lawn. The garden room and kitchen are the only rooms within the property which have not been refurbished which leaves the opportunity for the new owners to really put their own input into the property. On the first floor you have access to five bedrooms, all of which are a good size, but the two most impressive sit at the front of the property and offer stunning sea views towards Paignton sea front. The main bathroom has been finished to a very high standard and offers a large bath as well as a separate shower cubicle. Finally the basement has power and lighting and houses the heating systems including the under floor heating.

Entrance Porch area

Open with hallway. Tiled floor. Double glazed entrance door.

Hallway

Feature staircase to first floor. Door and stairs to basement. Coving. Under floor heating.

Living Room 15' 1" x 17' 10" (4.59m x 5.43m)

Coving. Ceiling rose. Gas fire with stone surround. Sash double glazed bay window. Under floor heating.

Dining Room 13' 5" x 12' 3" (4.09m x 3.73m)

Open to hallway. Side elevation double glazed window. Coving. Ceiling rose. Under floor heating.

Garden room

Side and front elevation windows. Door to garden.

Kitchen 17' 8" x 15' 6" (5.38m x 4.72m)

Decorative fire place. Wall and base units. Roll top work surfaces. Sink with drainer. Space for cooker. Front and side elevation double glazed windows. Side elevation double glazed door. Space for cooker. Under floor heating.

Ground floor Bedroom 11' 4" x 13' 9" (3.45m x 4.19m)

Side elevation double glazed sash window. Wall mounted radiator.





Kitchenette 6' 4" x 7' 3" (1.93m x 2.21m)
Wall and base units. Roll top work surfaces. Double glazed window. Sink with drainer. Plumbing for washing machine. Tiled floor.

Rear porch

Rear elevation double glazed door. Tiled floor.

Shower Room

Shower cubicle. Low level WC. Wash hand basin. Side elevation double glazed frosted window.

Basement 15' 10" x 13' 11" (4.82m x 4.24m)

Power and lighting. Boiler and heating system.

First Floor Landing

Rear elevation frosted window. Coving. Side elevation porthole window. Loft hatch. Wall mounted radiator.

Bedroom One 15' 2" x 19' 3" (4.62m x 5.86m)

Front elevation double glazed sash bay window. Coving. Wall mounted radiator.

Bedroom Two 17' 3" x 14' 11" (5.25m x 4.54m)

Front and side elevation double glazed sash window. Wall mounted radiator. Picture rail. Coving.

Bedroom Three 12' 4" x 14' 10" (3.76m x 4.52m)

Side elevation double glazed sash window. Wall mounted radiator. Coving. Picture rail.

Bedroom Four 8' 11" x 11' 8" (2.72m x 3.55m)

Side elevation double glazed window. Wall mounted radiator.

Bedroom Five 6' 7" x 10' 1" (2.01m x 3.07m)

Rear elevation double glazed window. Loft hatch. Wall mounted radiator.

Bathroom

Panelled bath with shower attachment. Shower cubicle. Tiling. Rear elevation double glazed frosted windows. Wall mounted mirror. Heated towel rail. Wash hand basin with vanity unit.





General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

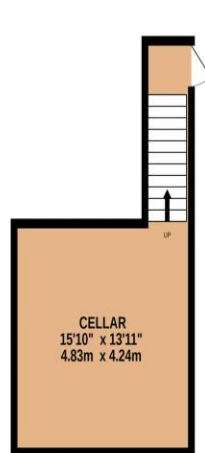
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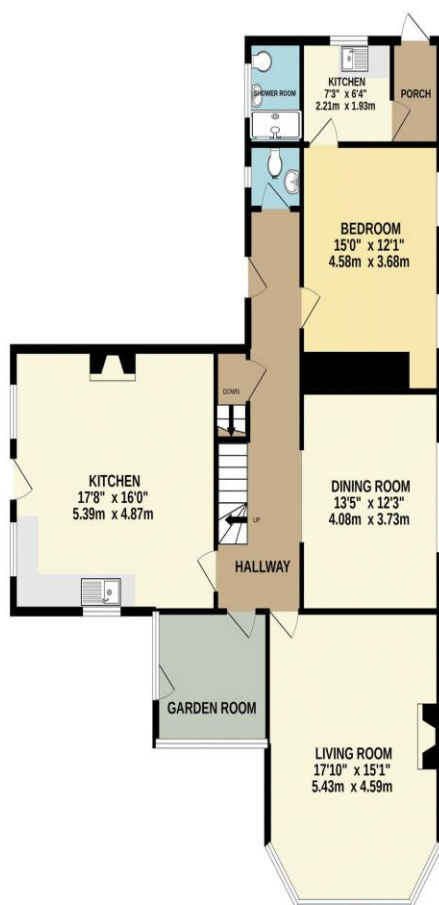




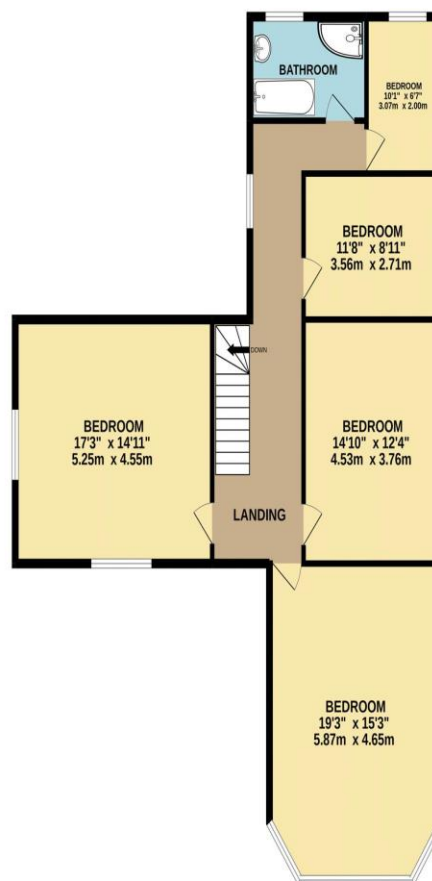
BASEMENT
262 sq.ft. (24.3 sq.m.) approx.



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.

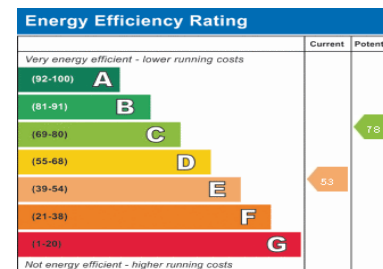
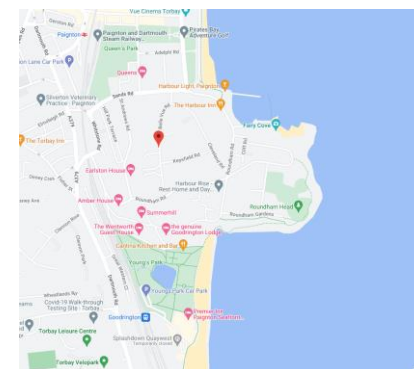


TOTAL FLOOR AREA: 2618 sq.ft. (243.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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