



## Paignton

4x  1x 

ENERGY RATING E37

- Virtual Tour Available
- Period Mid-Terraced House
- 3 Bedrooms
- Open Plan Lounge/Dining Room
- First Floor Shower Room
- Off Road Parking/Courtyard
- Level for Town & Sea Front
- No Upward Chain

**Guide Price:**  
**£235,000**  
FREEHOLD



# 13 Collingwood Road, Paignton, Devon, TQ4 5PG

A mature middle terraced house offering surprisingly roomy accommodation presented over three floors.

Situated in a popular location just off the Totnes Road the home is virtually on the level for Paignton town centre and the sea front both around three quarters of a mile away. At the rear the property has an area of courtyard with rear vehicle access and thus has in the past been used to park two cars.

## Accommodation:

Stepping inside the property is clean and tidy with central heating and double-glazed windows but does offer further potential for a degree of updating. The front door opens into the entrance hall which is open plan to the lounge, itself overlooking the front. The dining room is open to the lounge, having at one time been two separate rooms but now providing an impressive open plan arrangement with a recessed display recess. Overlooking the rear is the kitchen with comprehensive selection of cabinets in a U shape. A rear lobby has a back door to outside and there is a useful separate WC off.

On the first floor there are three well-proportioned bedrooms and a modern shower room with basin, WC and oversized shower cabinet.

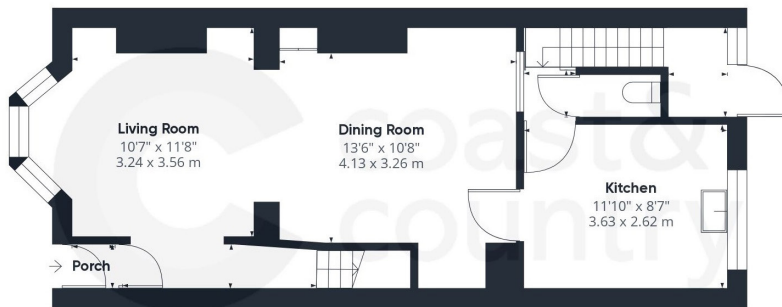
Completing the picture is a very useful loft room on the second floor which is of an excellent size with two double glazed roof lights.

## Outside:

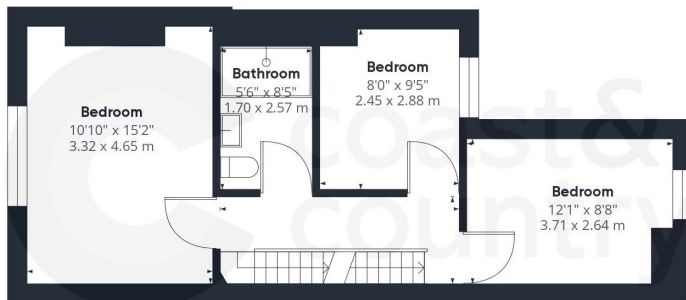
Courtyard style garden at the rear.

## Parking:

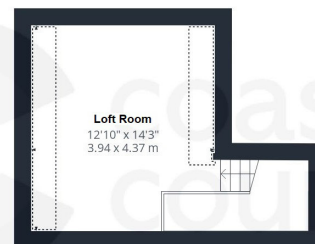
Space for 2 vehicles at the rear.



Ground Floor



Floor 1



Floor 2

## Approximate total area

1178.86 ft<sup>2</sup>

109.52 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

The seller advises that the loft room has existed for many years. It may not however comply with current building regulations.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		