



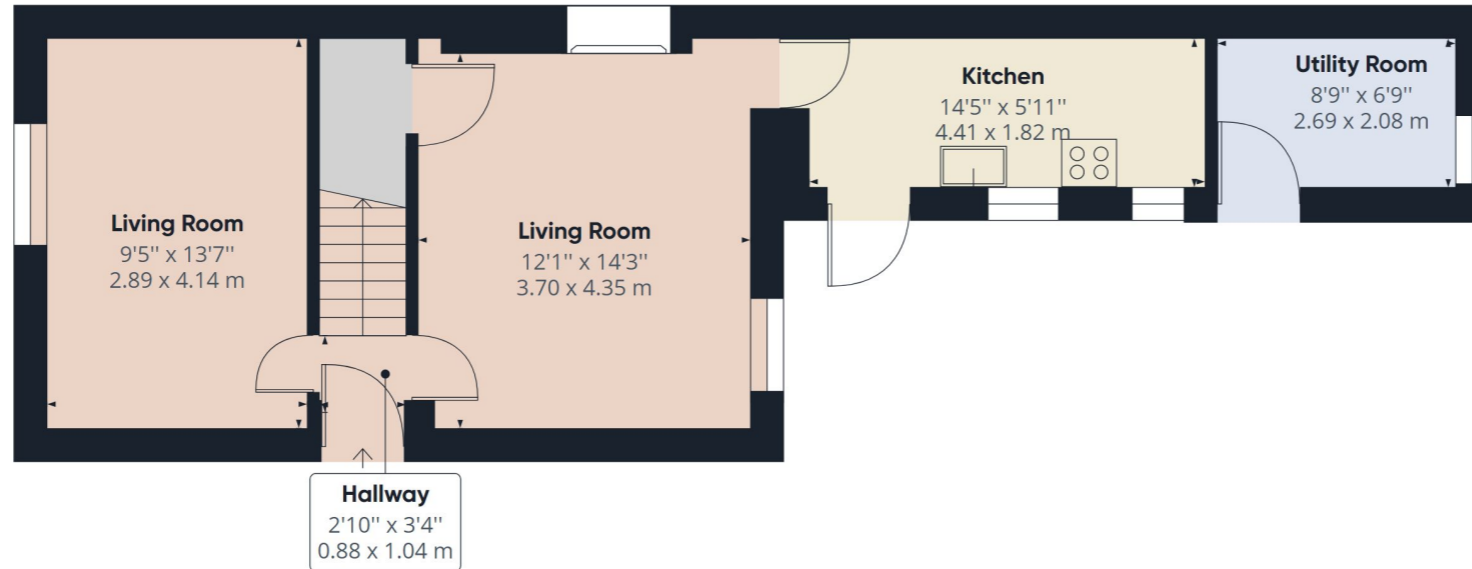
**Ridgewater**

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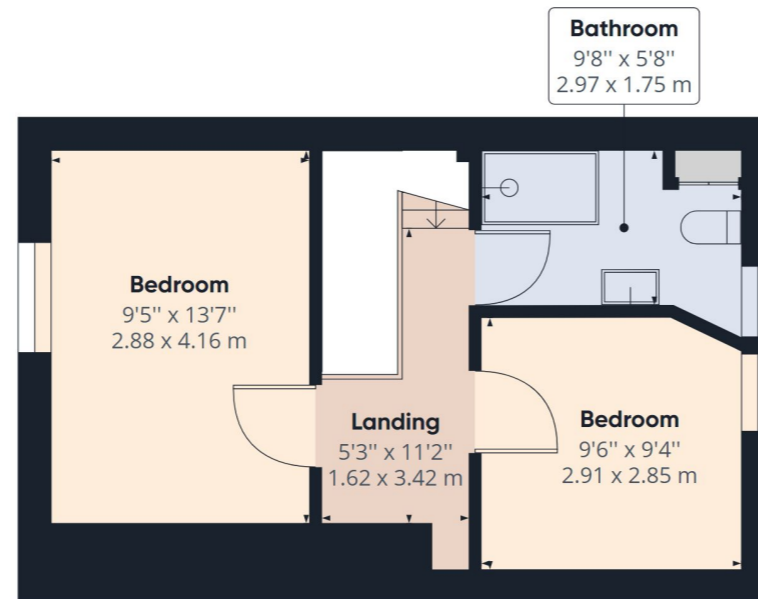
**2 Bedroom Semi-Detached House for Sale in Torquay  
Road, Paignton**

£200,000

# FLOOR PLAN



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

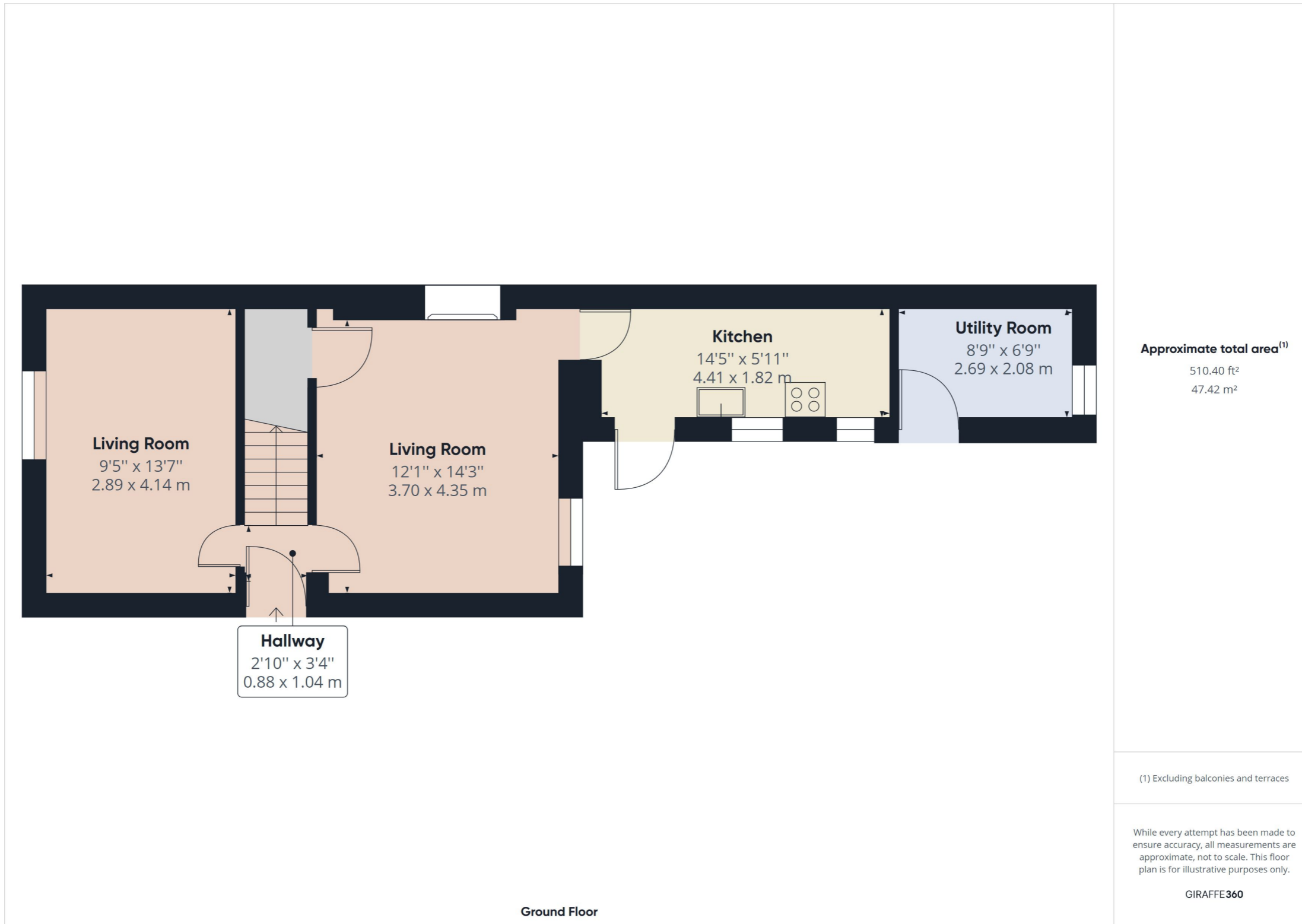
840.76 ft<sup>2</sup>  
78.11 m<sup>2</sup>

(1) Excluding balconies and terraces

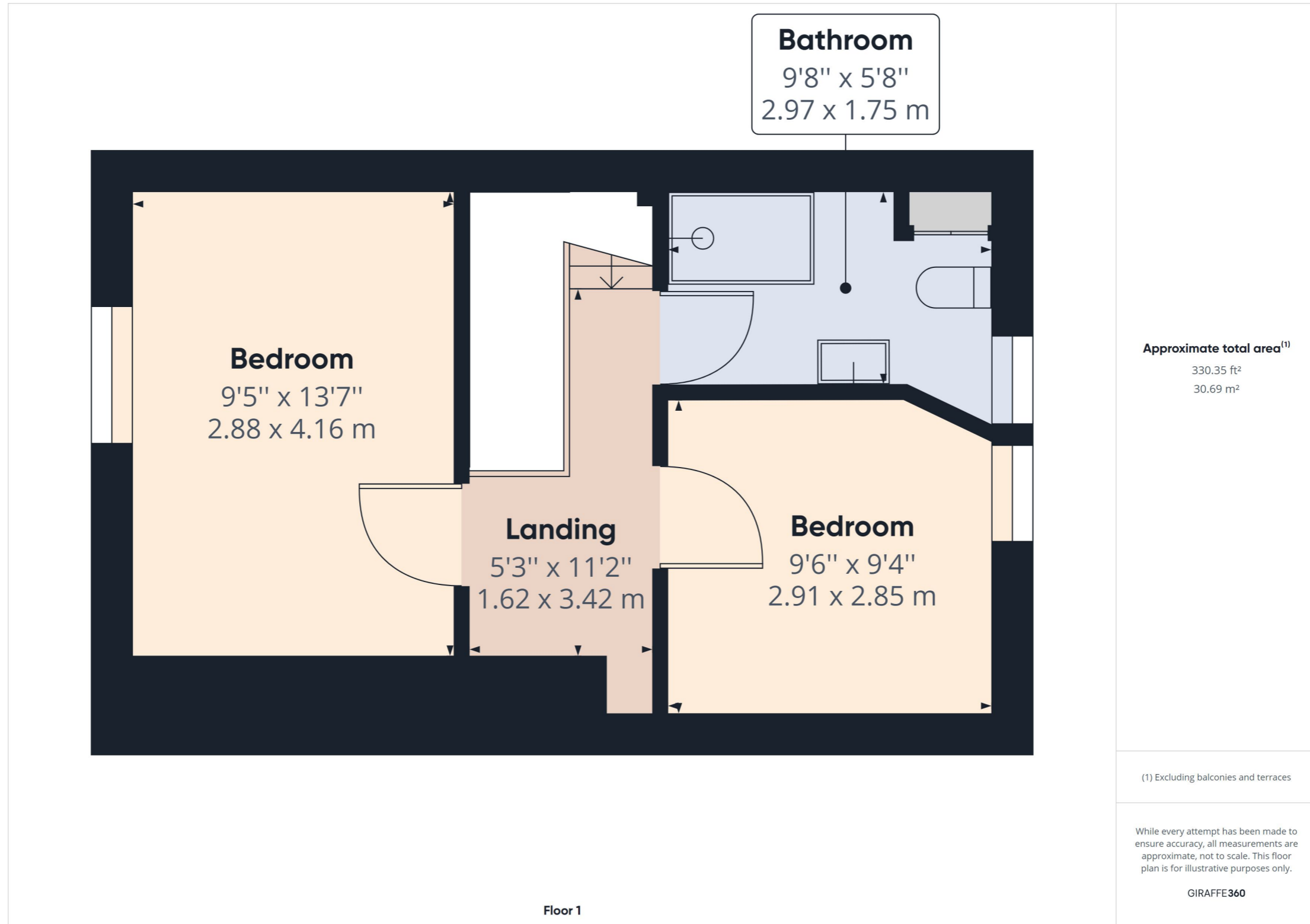
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# FLOOR PLAN



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# DESCRIPTION

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This well-presented 2 bedroom, 2 reception character cottage offers a warm and inviting atmosphere, with accommodation set over two levels. The property boasts a reception hallway, a versatile dining room/bedroom three, a comfortable sitting room, and a separate kitchen. Upstairs, you'll find two further bedrooms and a modern fitted shower room/w.c. Additional features include uPVC double glazing and gas central heating. The cottage also benefits from an attractive enclosed cottage-style rear garden and a small front garden. Rear parking is an additional bonus.

## Property Details:

**Reception Hallway** As you enter the property, through the double glazed door, you'll be greeted by a welcoming reception hallway with a staircase leading to the first floor and doors to:

**Dining Room/ Bedroom Three (9' 5" x 13' " / 2.89m x 4.14m):** This versatile space offers the option of a dining room or a third bedroom offers a radiator, and a uPVC double glazed window to the front.

**Sitting Room (12' 1" x 14' 3" / 3.70m x 4.35m):** The sitting room boasts a feature fireplace with a wood burner, providing both warmth and character. It also includes laminate flooring, a radiator, and a uPVC double glazed window offering views to the rear garden. There is also a large understairs storage cupboard.

**Kitchen (14' 5" x 5' 11" / 4.41m x 1.82m):** The kitchen is well-appointed with stainless steel sink, work surfaces, and fitted floor cupboard and drawer units. It features a slot-in gas style cooker. Tiled surrounds, a tiled floor, and space for an under counter fridge and freezer make this a functional and stylish space. Upvc windows and door lead to the garden

## First Floor:

**First Floor Landing (5' 3" x 11' 2" / 1.62m x 3.42m):** The landing offers access to the loft space and leads to the bedrooms and bathroom.

**Bedroom One (9' 5" x 13' 7" / 2.88m x 4.16m):** This spacious bedroom features a uPVC double glazed window to the front and a radiator.

**Bedroom Two (9' 6" x 5' 8" / 2.97m x 1.75m):** The second bedroom includes a uPVC double glazed window to the rear and a radiator.

**Bathroom/W.C (9' " x 6' 1" / 2.87m x 1.85m):** The modern white suite comprises a large walk in shower with a glazed shower screen, a pedestal wash hand basin, and a low-level w.c. It also features a radiator and an obscure uPVC double glazed window and storage cupboard.

## Outdoor Space:

The property offers an enchanting cottage-style garden at the rear, laid largely to patio and enclosed by a combination of red stone and brick walling and timber fencing. A patioed sun terrace provides the perfect spot for outdoor relaxation. There is also rear gated access, a small front garden. In the rear garden there is a

Utility room (8' 9" x 6' 9" / 2.69m x 2.08m) with plumbing for a washing machine and a Worcester boiler providing central heating and hot water.

Gates lead into the garden to a parking space for 1 car

## Location:

Situated in a highly sought-after residential area adjacent to the entrance to Oldway Mansions and in close proximity to Oldway Primary School, this property offers convenient access to Paignton town centre, approximately 1 mile away. The town center provides an array of shops, facilities, and amenities. Nearby bus routes connect to both Torquay and Paignton town centers.

If you are interested in viewing this charming character cottage, please don't hesitate to contact us to arrange a viewing or for more information.

Council Tax Band B

EPC D

Disclaimer: All room sizes and dimensions are approximate and should be independently verified by interested parties.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

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# PHOTOS

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