



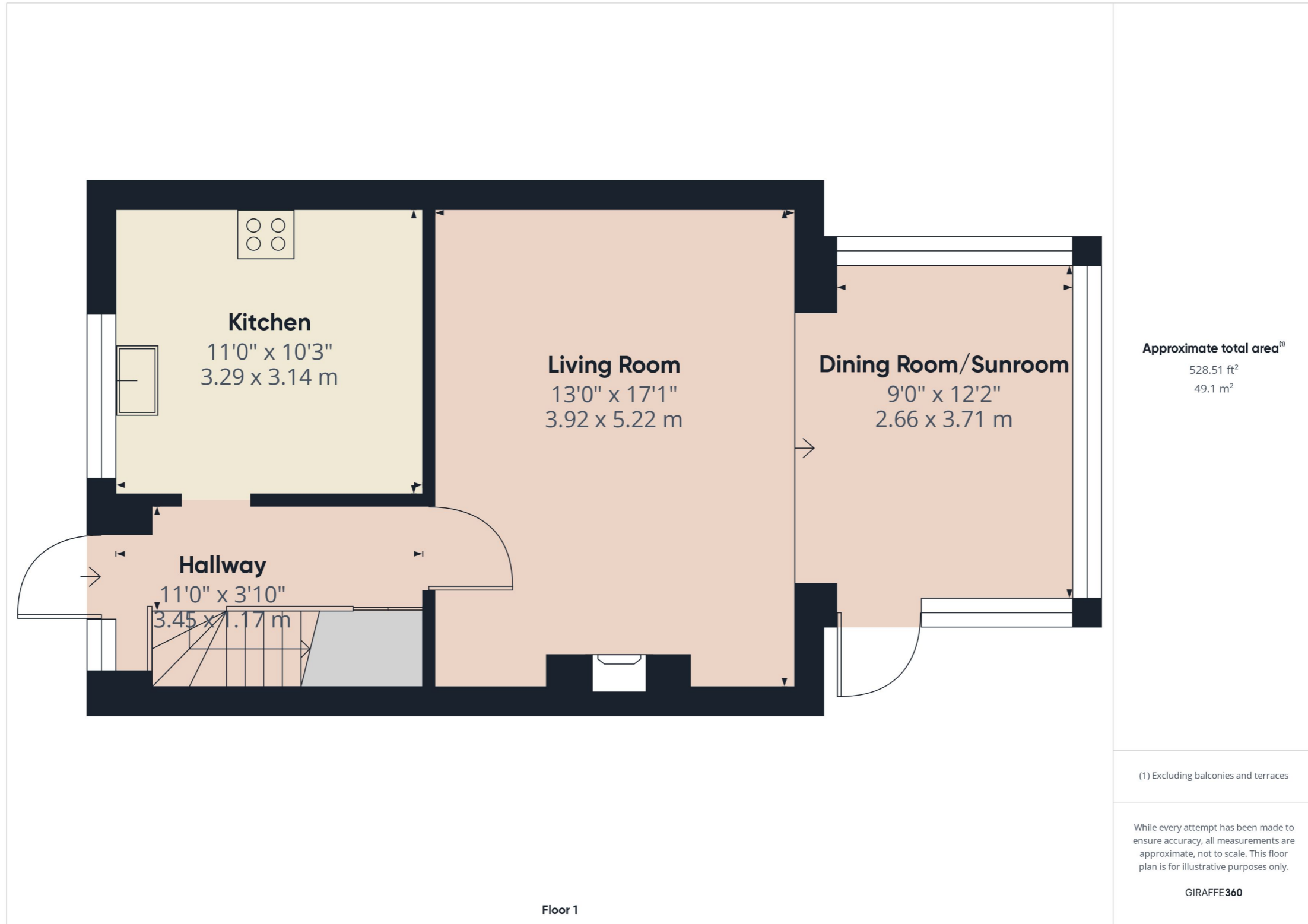
**Ridgewater**

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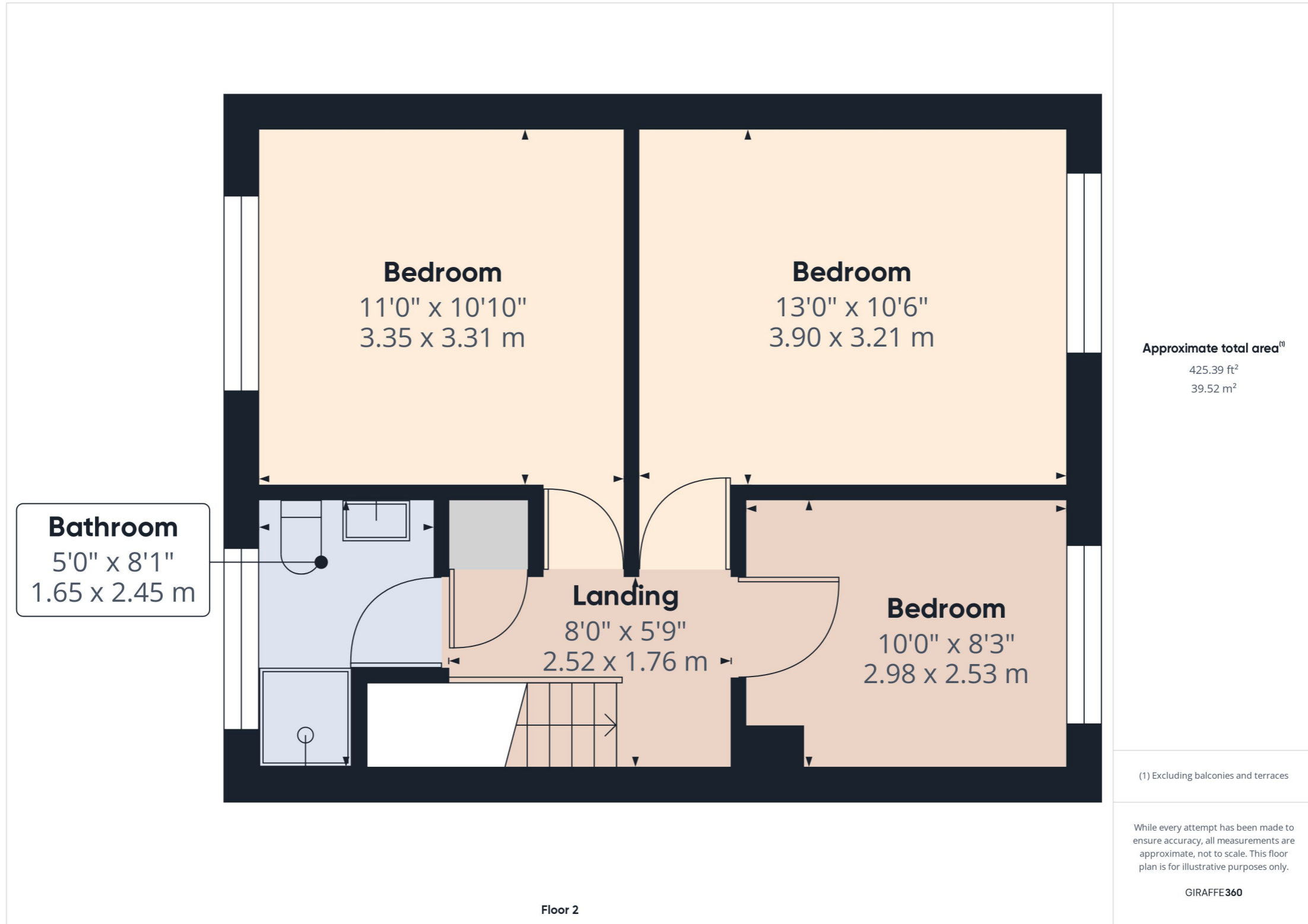
**3 Bedroom Terraced House for Sale in Grange Heights,  
Paignton**

Offers in Excess £260,000

# FLOOR PLAN



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# DESCRIPTION

Smartly Presented Three Bedroom Family Home with Scenic Views and Parking.

Welcome to this beautifully maintained three-bedroom family house, offering an open aspect to the rear with stunning views of the surrounding countryside. This property boasts a high standard of upkeep, featuring gas fired central heating, UPVC double glazing, and a convenient parking space. Perfect for families, the house is located close to Whiterock & Roselands Primary Schools and enjoys a level position.

## Key Features:

- \* **Spacious Lounge/Dining Room** \*
- \* **Fitted Modern Kitchen** \*
- \* **Three Good Sized Bedrooms** \*
- \* **Modern Shower Room/WC** \*
- \* **UPVC Double Glazing and Gas Central Heating** \*
- \* **Gardens with a Paved Patio Area** \*
- \* **Block Paved Driveway Providing Off Road Parking** \*
- \* **Useful Underhouse Storage** \*
- \* **Open Countryside and Sea Views** \*

Internal Viewing Highly Recommended

Property Overview:

Ground Floor:

**Reception Hallway:** Enter through a part glazed UPVC door with a double glazed side panel, flooding the hallway with natural light. The hallway features V-groove laminate flooring and a radiator. Stairs to the first floor include an understair storage cupboard. The kitchen is accessible on the left, with the living/dining area straight ahead.

**Kitchen 11'0" x 10'3" (3.29m x 3.14m):** A well-equipped space with solid wood base units, splashback tiles, a stainless steel sink with mixer tap, and undercounter space for a fridge and freezer. Includes an electric oven, plumbing for a washing machine, a Worcester boiler, a large larder unit, and a tiled ceramic floor.

**Living Room/Dining Room: Lounge Area 13'0" x 17'1" (5.22m x 3.92m) Dining Area 12'2" x 9'0" (3.71m x 2.66m)** : This area features a charming fireplace and an upright radiator. The dining area is a step up within a half-wall conservatory with a double glazed glass roof, offering lovely countryside views. Stairs lead down to the garden and underhouse storage area. Both rooms feature V-groove laminate flooring.

First Floor:

Landing: Includes a cupboard housing the hot water tank and access to the loft.

**Bedroom 1 13'0" x 10'6" (3.92m x 3.21m):** A spacious double bedroom with a radiator and double glazed windows, providing garden and countryside views.

**Bedroom 2 11'0" x 10'10" (3.35m x 3.31m):** Another good-sized double bedroom with a radiator and double glazed windows overlooking the front of the house.

**Bedroom 3 10'0" x 8'3" (2.98m x 2.53m):** A large single /small double bedroom with a radiator and double glazed windows, also offering garden and countryside views. This room is currently used as a home office, we have virtually staged this room as a bedroom to give an idea of how it could look as a this bedroom.

**Shower room 8'1" x 5'0" (2.45m x 1.65m) L Shaped:** Features an electric corner shower with a curved glass screen, a toilet with a hidden cistern, a vanity unit sink, a chrome heated towel rail, and double glazed obscured glass windows.

## Outdoor Space:

**Patio Garden:** Enjoy the open views of the countryside from the paved patio area which is designed for low maintenance with raised walled flower beds, enclosed by brick walling and timber fencing, and backing onto woodland. Additional outside lighting and a PVCu double glazed door lead to useful storage and underhouse areas. Access to the:

**Underhouse Storage 11'7" x 8'0" (3.55m x 2.59m)** which includes plumbing for a washing machine and electrical fittings.

**Front Exterior:** The block paved driveway provides off-road parking.

Additional Information:

**EPC: D**

**Council Tax Band: C**

**Freehold**

This well-presented property is perfect for family living and comes highly recommended for internal viewing. Don't miss out on the opportunity to make this

delightful house your new home!

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 Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

# PHOTOS

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#### **Torquay Office**

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