



PALM TREE VIEW

H S Owen
Estate Agents

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PAIGNTON TQ4 7FB



Beautifully presented four bedroom detached house located close to Goodrington Beach with exceptional sea views, off road parking and lots of outside seating areas. The property is well under ten years old with five years NHBC guarantee remaining and has all of the benefits of a modern home including fitted kitchen, pleasant bathrooms and a good energy rating and it was in fact the show home for the site.

Entrance

Front entrance door. Stairs up to first floor. Wall mounted radiator.

Cloakroom

Low level WC. Wash hand basin. Front elevation double glazed window. Wall mounted radiator.

Integral garage 21' 0" x 9' 0" (6.39m x 2.75m)

Up and over door. Power and light. Access to utility room.

Utility room 5' 1" x 8' 10" (1.55m x 2.69m)

Base units with work surfaces over. Sink with drainer. Rear elevation double glazed window. Wall mounted radiator. Gas fired boiler. Plumbing for washing machine. Space for tumble dryer.

Open plan Kitchen & Dining room 28' 11" x 15' 9" (8.82m x 4.81m)

Front elevation double glazed window. Fitted kitchen with wall and base units. Granite work surfaces. Fitted oven. Four ring hob with cooker hood over. Breakfast bar. Fitted dishwasher, fridge and freezer. Franke one and a half bowl Sink with ingrained drainer. Side elevation double glazed window. Under stair storage. Rear elevation double glazed bi-folding doors onto sun terrace. Wall mounted radiators. Stairs to lower ground floor.





Living Room 22' 10" x 12' 11" (6.96m x 3.93m)
Situating on the lower ground floor. Wall mounted radiators. Stairs up to first floor. Under stair storage. Rear elevation double glazed windows. Rear elevation double glazed bi-folding doors to terrace. High level power and tv point.

First Floor Landing

Wall mounted radiator. Loft hatch. Airing cupboard housing water tank.

Bedroom One 12' 8" x 13' 5" (3.85m x 4.08m)
Rear elevation double glazed windows. Wall mounted radiator.

En-suite

Double shower cubicle. Tiling. Low level WC. Wash hand basin. Side elevation double glazed frosted window. Extractor fan. Heated towel rail. Shaver point.

Bedroom Two 9' 9" x 13' 1" (2.96m x 3.99m)
Rear elevation double glazed window. Wall mounted radiator.

Bedroom Three 9' 9" x 13' 0" (2.97m x 3.97m)
Front elevation double glazed window. Wall mounted radiator.

Bedroom Four 10' 3" x 9' 0" (3.12m x 2.74m)
Front elevation double glazed window. Wall mounted radiator.

Bathroom

Tiling. Low level WC. Wash hand basin. Wall mounted mirror. Panelled bath with shower over. Front elevation double glazed frosted window. Shaver point. Extractor fan. Heated towel rail.





General

Services:

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

Local Authority:

Torbay Council

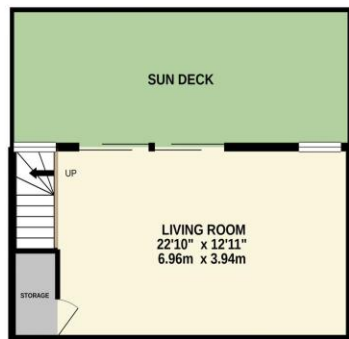
Council Tax:

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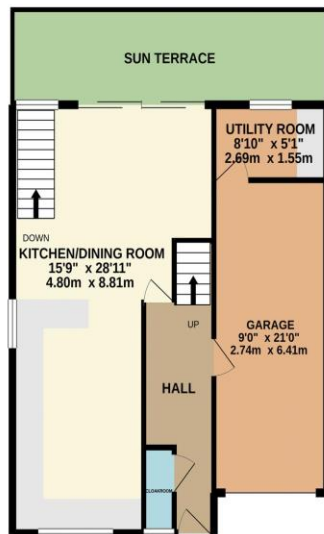




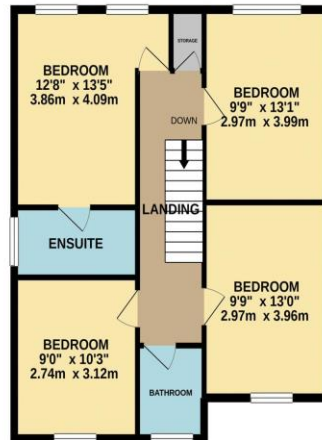
LOWER GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	91
(61-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



2 Hyde Road, Paignton,
Devon, TQ4 5BN

Tel: 01803 364027

Email: Paignton@hsowen.co.uk

www.hsowen.co.uk

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.