



DANIEL BUTTERWORTH



BESPOKE ESTATE AGENT

Brecon Close, Collaton St. Mary, Paignton, TQ4 7GF

£395,000

Located in a cul-de-sac in one of the most popular housing developments in Torbay, this 4 bedroom detached house with double garage offers a great sized home for a family. Accommodation briefly comprises; hallway, downstairs wc/cloakroom, kitchen / breakfast room, utility room, lounge, dining room, study, 4 bedrooms (2 en-suites) and bathroom. Outside there is ample parking and landscaped sunny gardens and the double garage with additional store off the back.

ACCOMMODATION UPVC double glazed door into

HALLWAY Radiator. Coving. Wood effect vinyl flooring. Stairs to first floor.

DOWNSTAIRS WC / CLOAKROOM Low level WC. Pedestal wash hand basin. Complimentary tiling. Radiator. Wood effect vinyl flooring. Extractor fan.

LIVING ROOM (4.64m max x 3.34m) UPVC double glazed window to the front. Radiator. Electric pebble effect fire with marble hearth, breast and wood mantelpiece. Telephone and TV points. Double doors to;

DINING ROOM (2.96m x 2.62m) Double glazed sliding patio door to the garden. Radiator. Door to;

KITCHEN (4.14m max x 2.94m) A range of wall and base units with roll edge worktops and tiled surrounds. Four ring electric hob with hood over. UPVC double glazed window to the rear overlooking the garden. One and a half sink/drainers with mixer tap over. Vinyl flooring. Eye-level Neff oven and grill. Radiator.

UTILITY ROOM (1.77m x 1.41m max) Base unit with roll edge worktop. Sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. UPVC double glazed door to the garden. Modern central heating boiler.

STUDY (2.21m x 1.77m) UPVC double glazed window to the front. Radiator. Access to understairs storage.

LANDING Loft access. Airing cupboard with hot water immersion tank.

BEDROOM ONE (3.58m max x 2.88m) UPVC double glazed window to the front. Radiator. Built in wardrobes. Door to;



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EN SUITE Low level WC. Pedestal wash hand basin. Shower cubicle with electric shower. Complimentary tiling. Vinyl flooring. Radiator. Extractor fan.

BEDROOM TWO (2.72 x 2.64m) UPVC double glazed window to the rear. Radiator. Built in wardrobe. Door to;

EN SUITE Low level WC. Pedestal wash hand basin. Shower cubicle with electric shower. Complimentary tiling. Vinyl flooring. Radiator. Extractor fan. UPVC double glazed window.

BEDROOM THREE (3.15m x 2.15m) UPVC double glazed window to the rear. Radiator.

BEDROOM FOUR (2.28m x 2.26m) UPVC double glazed window to the front. Radiator.

BATHROOM (1.99m x 1.71m max) Low level WC. Pedestal wash hand basin. Bath with electric shower above. Complimentary tiling. Vinyl flooring. Radiator. Extractor fan. UPVC double glazed window.

OUTSIDE To the front there are lawned gardens with flowerbedding. Path and steps to front door. Wooden gated access to the rear garden via the double driveway. The rear garden is landscaped and mainly laid to lawn with flowerbedding and a patio area. External water and power supplies. Personal door to;

DOUBLE GARAGE (5.06m x 5.06m) Two up and over electric doors. Power and light. Currently fitted storage units on one side of the garage. Additional store room found off the back of the garage.

FURTHER INFORMATION Council tax band E. Water meter.



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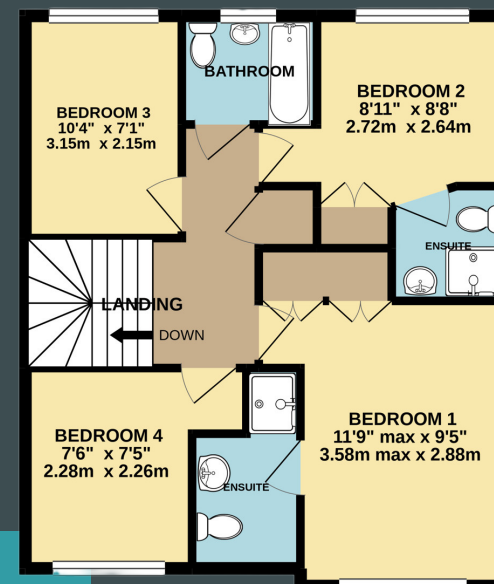
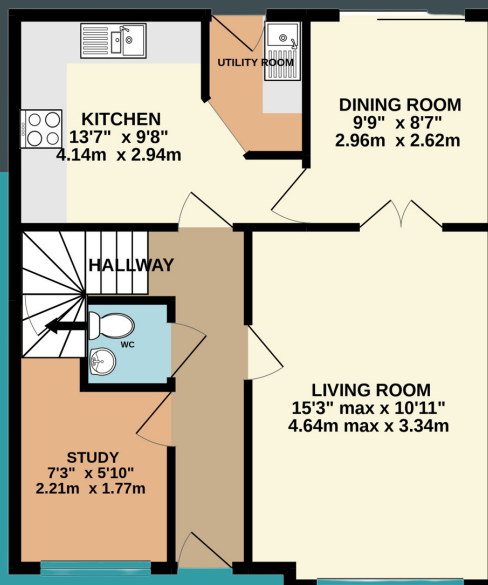
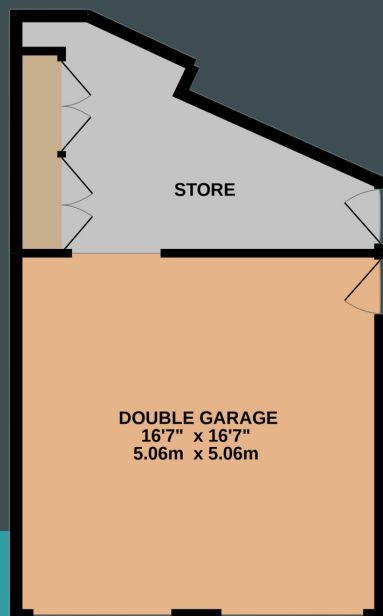
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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