



St Marys Park, Collaton

£325,000

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In a cul de sac position, the property offers a spacious semi detached home in a semi rural location on the outskirts of Paignton.



INTRODUCTION

Collaton St Mary is located approximately 2.5 miles from Paignton town centre and offers a local primary school and good access to Paignton Community College. Nearby amenities include supermarkets & retail parks on the Brixham Road and a bus route nearby linking the towns of Paignton and Totnes.

Approached from the road a gravelled driveway provides off road parking and leads to the front door. Once inside, an entrance porch opens into the main reception space comprising an integrated kitchen which a few steps leading down to the spacious sitting room which opens directly on to the rear garden. Also on the ground floor is a dining room/bedroom four, a double bedroom and a wet room/WC. On the first floor the light, bright landing leads to a large main bedroom with seating area, walk in wardrobe and sliding doors onto a full width balcony, a further double bedroom, study and a four piece bathroom/WC. At the rear of the property is a well maintained garden accessed from the sitting room on to a patio, which then leads to a lawned area and a further seating area and garden shed. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The accommodation comprises,
UPVC obscure glazed door to

ENTRANCE PORCH - 3.58m x 1.37m
(11'9" x 4'6") Maximum measurements
Glazed roof, UPVC double glazed
window to front, radiator with
thermostat control, tiled flooring, UPVC
double glazed door leading to the
garden, door to:



KITCHEN - 4.65m x 2.06m (15'3" x 6'9") Maximum measurements. Inset spotlights and light tunnel, vertical radiator with thermostat control, consumer unit. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset circular sink and drainer with mixer tap over, inset electric hob with extractor over, eye level double electric oven, integral fridge and freezer, integral dishwasher, integral washing machine, tiled flooring. Opening to:



SITTING ROOM - 4.6m x 4.39m (15'1" x 14'5") Light point, UPVC double glazed window to side, radiators with thermostat control, TV connection point, wall mounted electric fire, engineered oak flooring, UPVC double glazed sliding doors leading onto the rear garden.

DINING ROOM/BEDROOM 4 - 3.25m x 2.9m (10'8" x 9'6") Coved ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control.

BEDROOM THREE - 3.73m x 2.57m (12'3" x 8'5") Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

WET ROOM/WC - 1.55m x 0.86m (5'1" x 2'10") Light point, extractor fan, wall mounted electric heater, UPVC double glazed window. Comprising shower area with electric shower, pedestal wash hand basin, close coupled WC.

FIRST FLOOR LANDING Skylight, inset spotlights and smoke detector, doors to:

BEDROOM ONE - 5m x 3.61m (16'5" x 11'10") Light point, UPVC double glazed window to side, radiators with thermostat control, UPVC double glazed windows with open outlook and leading onto a timber deck balcony with chrome and glazed balustrade.



BEDROOM TWO - 3.33m x 2.72m (10'11" x 8'11") With part sloping ceilings, inset spotlights, Velux window and UPVC double glazed window to side, radiator with

thermostat control, access to under eaves storage.

STUDY - 2.92m x 1.96m (9'7" x 6'5") Maximum measurements. With part sloping ceilings, inset spotlights, Velux window, radiator with thermostat control, access to under eaves storage.

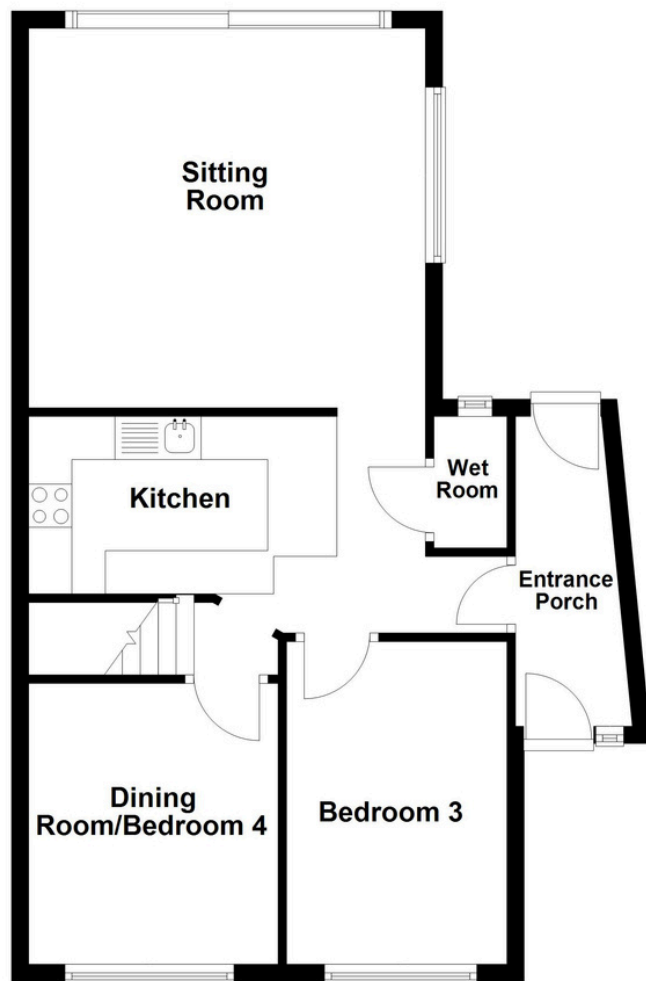
BATHROOM/WC - 3m x 1.65m (9'10" x 5'5"). Inset spotlights, extractor fan, UPVC obscure glazed windows. Four piece suite comprising a freestanding bath with central taps and shower attachment over, walk-in shower enclosure with curved glazed screen, vanity unit with inset wash hand basin, close coupled WC, heated towel rail, tiled floor, shaver socket.

OUTSIDE

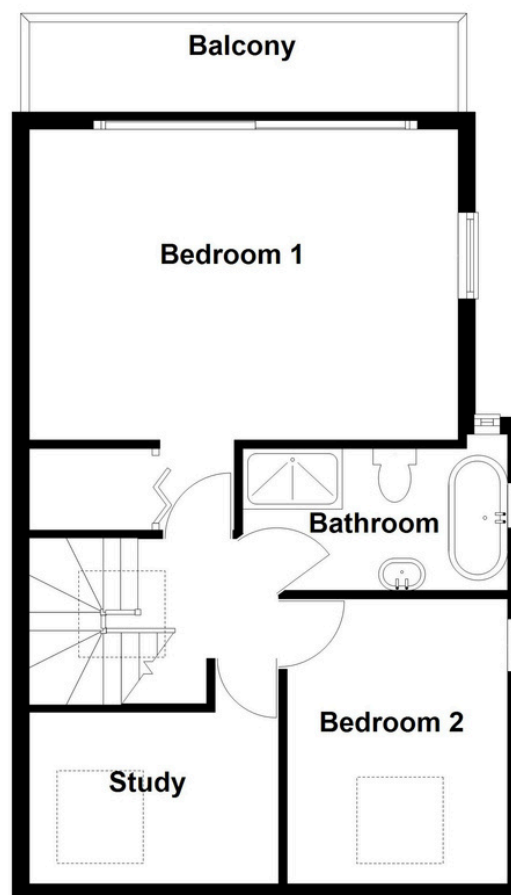
FRONT At the front of the property is a gravel driveway providing off-road parking with a concrete pathway to the side leading to the front door.

REAR At the rear of the property is an established garden accessed from either the entrance porch or the sitting room onto a paved seating area which then leads onto a lawned area with flower bed/shrub border to one side and pathway to the other which continues to the bottom section of garden, partly laid to gravel and offering an additional seating area with timber garden shed. Outside light. Outside tap.

Ground Floor



First Floor



USEFUL INFORMATION

- Tenure - Freehold
- Age - 1930's
- Heating - Gas Central Heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - C
- EPC Rating - C/85 - Potential B/85
- Broadband - To be confirmed
- Mobile - To be confirmed

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