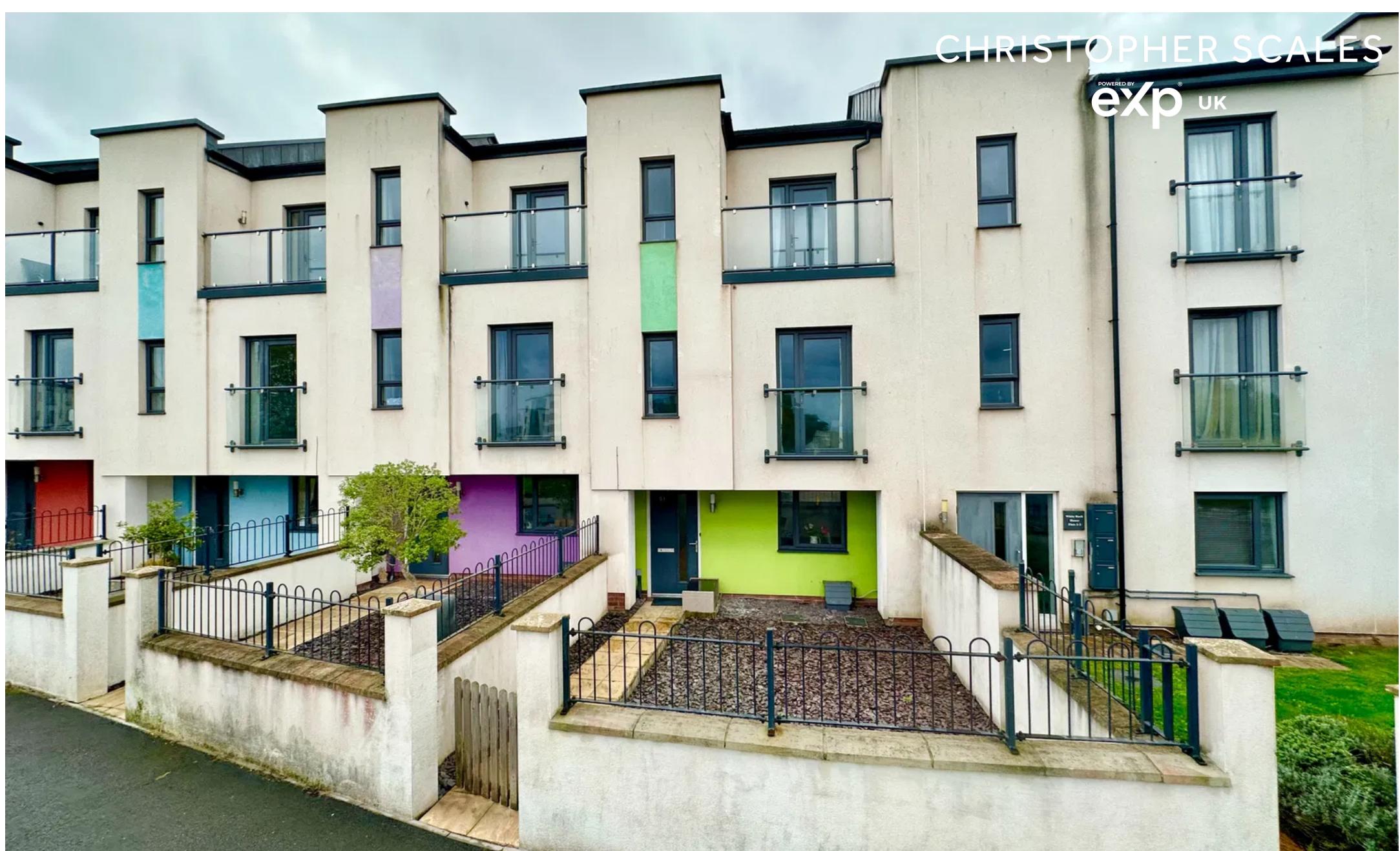


CHRISTOPHER SCALES

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White Rock Way, Paignton

£260,000

In a convenient location close to local amenities the property offers a spacious four bedroom townhouse. At the rear of the property is a driveway providing off road parking for two vehicles. The accommodation is accessed via an entrance hall with the ground floor comprises a spacious kitchen/diner with double doors opening on to a level rear garden, bedroom four and a WC. On the first floor is an L shaped sitting room with Juliet balcony, bedroom three and the family bathroom. The second floor comprises the master bedroom which has an ensuite shower room/WC and a balcony, and the second bedroom. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the convenient and accessible location.

The area is well served by local supermarkets, retail parks, South Devon College, primary schools and secondary schools. Excellent transport links are nearby via the main Brixham Road with good connections for the remainder of Torbay and the ring road for A380/Exeter/M5.

The accommodation comprises: Covered entrance with light point and door to:

ENTRANCE HALL Pendant light point, radiator, stairs with handrail to first floor. Doors to:

KITCHEN/DINING ROOM - 4.5m x 4.39m (14'9" x 14'5") Maximum measurements. Directional spotlights and pendant light point, UPVC double doors opening onto the rear garden, radiator with thermostat control, under stairs storage cupboard. Fitted kitchen comprising a range of base and drawer units with roll-edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four-ring gas hob with extractor over, built-in eye level double electric oven, integral fridge freezer, integral dishwasher, space and plumbing for washing machine.



BEDROOM FOUR - 2.95m x 1.68m (9'8" x 5'6") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, storage cupboard.



GROUND FLOOR WC - 1.42m x 1.14m (4'8" x 3'9") Maximum measurements. Light point extractor fan, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control.

FIRST FLOOR LANDING Pendant light point, smoke detector, radiator with thermostat control, stairs with handrail to second floor, doors two:

SITTING ROOM - 4.39m x 3.76m (14'5" x 12'4") Maximum measurements. Pendant light point, UPVC double glazed window the front aspect, radiators with thermostat control, TV connection point, UPVC double glazed door opening to Juliet balcony.

BEDROOM THREE - 4.42m x 2.44m (14'6" x 8'0") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.



BATHROOM/WC - 2.11m x 1.85m (6'11" x 6'1") Directional spotlights, extractor fan. Comprising panelled bath with twin hand grips and mixer tap over, wall mounted wash hand basin, WC, heated towel rail, part tiled walls, shaver socket.

SECOND FLOOR LANDING Pendant light point, hatch to loft space, smoke detector, radiator with thermostat control, airing cupboard housing the hot water cylinder with slatted shelf over, doors to:

BEDROOM ONE - 4.42m x 3.76m (14'6" x 12'4") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiators, UPVC double door opening onto a balcony with glazed balustrade. Door to:

ENSUITE SHOWER ROOM/WC - 2.11m x 1.85m (6'11" x 6'1") Maximum measurements. Directional spotlights, extractor fan. Comprising tiled shower enclosure with bifold door, wall-mounted wash hand basin, WC, part-tiled walls, heated towel rail, shaver socket.

BEDROOM TWO - 4.42m x 2.44m (14'6" x 8'0") Pendant light point, radiator with thermostat control, UPVC double-glazed windows to rear aspect.

OUTSIDE

FRONT - At the front of the property is a level garden enclosed by block wall and railings, laid to slate chippings for ease of maintenance with a paved pathway leading to the front door.

REAR - To the rear of the property and accessed from the kitchen/diner is a level enclosed garden with a large patio area then leading to a lawned area and a timber garden shed. Enclosed by timber fence with a timber gate leading on to a block-paved parking area for two vehicles. Outside tap.

USEFUL INFORMATION

Tenure - Freehold

Age - 2017

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band D

EPC Rating - B/84 potential - A/94

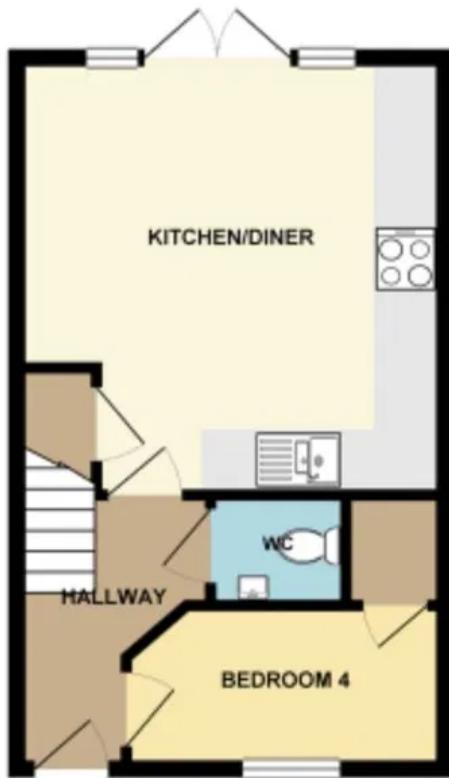
Broadband - To be confirmed

Mobile - To be confirmed

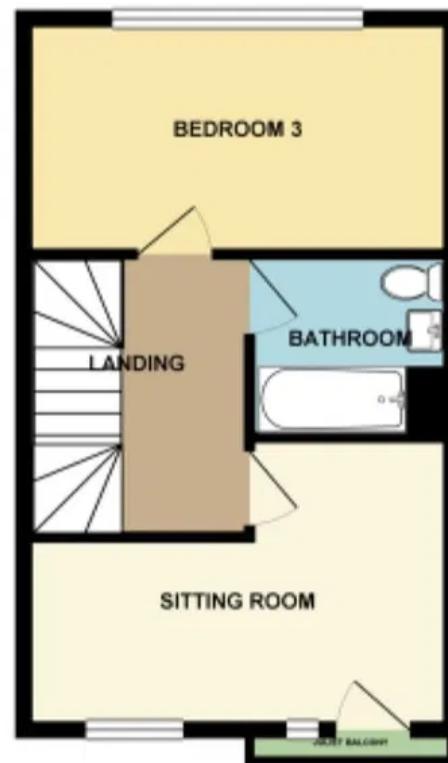
Annual Development Fee approx. £ To be confirmed



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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