



Watkins Way | Paignton | TQ3 3JJ

Asking Price Of £439,950

A superb 4 bedroom and 2 reception room detached house located within a small cul-de-sac being approximately 2 miles from Paignton town centre and sea front. The property will make a perfect family home offering well planned spacious rooms and including a downstairs W/C, en-suite and utility room. It is well presented throughout with double glazing and gas central heating. There is a generous frontage with a lawn garden and driveway for approximately 4 cars which leads to a double garage. To the rear is a larger than average garden with sun deck and patios. An early viewing is highly recommended.

- DETACHED HOUSE
- 4 BEDROOMS
- EN-SUITE SHOWER ROOM
- DOUBLE GARAGE
- LARGE GARDEN
- DOUBLE GLAZING/CENTRAL HEATING

HALLWAY Double glazed front door. Two radiators. Wood effect flooring. Under stairs cupboard.

LOUNGE 14' 5" x 11' 1" (4.4m x 3.4m) A good sized lounge with double glazed bay window to the front. Polished limestone fireplace to the front with inset living flame gas fire. TV point. Two radiators. Double doors leading to:-

DINING ROOM 9' 10" x 9' 2" (3.0m x 2.8m) Ideal for a four to six seater table. Double glazed French doors to the rear garden. Radiator. Door leading to:-

KITCHEN/BREAKFAST ROOM 11' 9" x 9' 10" (3.6m x 3.0m) A large room fitted with a range of wood effect wall and base units with integrated appliances including Hotpoint double oven and grill and stainless steel hob with concealed cooker hood over. Counter top lighting. Double glazed window. Plumbing for dishwasher. Double glazed door to rear garden. Tiled floor. Arch leading to:-

UTILITY AREA 9' 10" x 4' 11" (3.0m x 1.5m) With matching wall units to the kitchen with stainless steel sink unit. Plumbing for washing machine and appliance spaces. Part tiled walls. Tiled floor. Door to garage. Double glazed door to rear garden.

DOWNSTAIRS W/C White suite comprising closed coupled W/C and corner wash hand basin. Radiator. Double glazed window.

FIRST FLOOR LANDING Loft hatch. Built in airing cupboard. Radiator.

Address 'Watkins Way, Paignton, TQ3 3JJ'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '70 | C'

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BEDROOM 1 13' 9" x 11' 9" (4.2m x 3.6 m in to wardrobe) A large double room with double glazed window and distant sea views to Brixham. Range of built in wardrobes to one wall. Door leading to:-

ENSUITE SHOWER ROOM A white suite comprising shower cubicle with Triton electric shower. Vanity unit with inset wash hand basin with strip lights. Close coupled W/C. Double glazed window. Radiator. Built in linen/toiletries cupboard.

BEDROOM 2 15' 1" x 8' 6" (4.6m x 2.6m) Another large double room with double glazed window with distant views to Brixham. Radiator.

BEDROOM 3 11' 5" x 10' 5" (3.5m x 3.2m) Again a double room with double glazed window to rear garden. Radiator.

BEDROOM 4 10' 2" x 9' 2" (3.1m x 2.8m) A large single room with double glazed window to rear garden. Radiator.

FAMILY BATHROOM A white suite comprising bath with Triton electric shower over. Vanity unit with inset wash hand basin and close coupled W/C with concealed cistern. Part tiled walls. Radiator. Double glazed window. Shaver point.

FRONT A level lawn frontage with hedge border.

PARKING A double driveway allows room for approximately 4 cars. Leading to:-

DOUBLE GARAGE 17' 8" x 16' 4" (5.4m x 5.0m) Twin roller doors. Wooden door to the rear garden. Courtesy door to kitchen. Power and lighting.

REAR GARDEN 52' 5" x 45' 11" (16.0m x 14.0m) A larger than average rear garden predominantly of lawn with shrub and fenced borders. Sun deck that can be accessed from the dining area plus two patio areas. The garden enjoys a sunny aspect with a good degree of privacy. Cold tap.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.