

ENTRANCE HALL

Contemporary tiling to floor. Radiator. Cloaks/storage cupboard. Staircase to first floor.

CLOAKROOM/W.C.

Comprising white suite of close coupled W.C. and pedestal hand basin with tiled splash back. Radiator. Extractor fan.

LIVING ROOM 21' 3" x 10' 9" (6.47m x 3.27m)

Dual aspect living room with double glazed window to front and French doors opening to the garden and patio area. Two radiators. Fitted white gloss T.V./entertainment unit included.

KITCHEN/DINING ROOM 'L' SHAPED**KITCHEN AREA 11' 5" x 10' 0" (3.48m x 3.05m)**

Gloss white, fitted wall and base cupboards with contrasting roll edge working surfaces and inset 1 + 1/4 bowl stainless steel sink and drainer. Concealed 'Potterton' boiler. Integral washing machine, dishwasher and fridge/freezer. Eye level double oven/grill and four burner gas hob with cooker hood over. Island breakfast bar in matching units with wooden working surfaces. Fitted wine cooler. Display shelving. Contemporary floor tiling.

DINING AREA 17' 5" x 8' 6" (5.30m x 2.59m)

Continuation of tiled flooring. Understairs cupboard. Two radiators. Double glazed window and French doors again opening out to the patio seating area and rear garden.

FIRST FLOOR**LANDING**

Radiator. Airing cupboard housing pressurised hot water cylinder. Loft access hatch.

BEDROOM 1 11' 5" + door recess x 11' 0" max (3.48m x 3.35m)

Double glazed window to rear. Radiator. Door to...

EN SUITE

Comprising double shower with sliding glass entry door. Concealed flush W.C. and washbasin. Tiled surrounds. Heated towel rail. Double glazed window. Extractor fan. Shaver point.

BEDROOM 2 10' 2" x 11' 1" (3.10m x 3.38m)

Double glazed window to front. Radiator.

**BEDROOM 3 10' 2" x 11' 1" (3.10m x 3.38m)**

Double glazed window to rear. Radiator. Fitted gloss white wardrobe with sliding door. Radiator.

BEDROOM 4 8' 10" x 7' 8" + recess (2.69m x 2.34m)

Double glazed to front. Built in wardrobe. Radiator.

BATHROOM/W.C.

White suite comprising panel bath with mixer taps. Half pedestal wash basin and concealed flush W.C. Tiled surrounds and flooring. Heated towel rail. Extractor fan. Shaver point. Double glazed window.

OUTSIDE**FRONT**

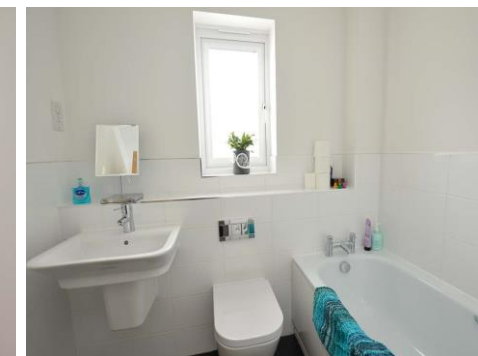
Pathway to front door and both sides of the house via pedestrian gates. There are two small lawns and flower borders surrounding. Brick paved driveway which gives parking for two vehicles.

SINGLE GARAGE 19' 7" x 9' 6" (5.96m x 2.89m)

Up and over door to front. Light and power points. Courtesy door to rear. Fitted workbench with space for extra white goods.

REAR GARDEN

Good size, level, enclosed rear garden mainly laid to lawn with flower beds surrounding. Patio seating area adjacent to the house.

COUNCIL TAX BAND E**ENERGY RATING B**

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005308 Written by: R.C

White Rock Road, Whiterock, Paignton, TQ4 7FU

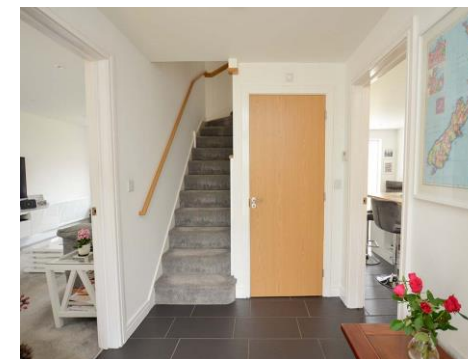


FIRST FLOOR



GROUND FLOOR

LAYOUT GUIDE ONLY – NOT TO SCALE



A modern four bedroom **DETACHED HOUSE** located in the popular White Rock development which is close to highly regarded local schools, shops and supermarkets and having good transport links from the ring road to the surrounding areas. The sea side town of Paignton and bustling fishing port of Brixham are a short distance away.

The property built by Linden homes, offers well-presented accommodation comprising generous living room, good size kitchen/dining room and cloaks/w.c. on the ground floor, the first floor has four bedrooms (three doubles one single) one having an en suite shower room. There is also a family bathroom.

Outside offers good size safe and enclosed rear garden, single garage and driveway parking for two cars. Internal viewing is highly recommended.

£395,000 Freehold