



14 BAYMOUNT, PAIGNTON, TQ3 2LD

Pincombe's
estate agents



A SEMI-DETACHED HOUSE IN A CUL-DE-SAC POSITION, ENJOYING VIEWS ACROSS THE SEA FROM TORQUAY TO BRIXHAM

Benefitting from an elevated position, this spacious semi-detached House enjoys lovely widespread views over the surrounding area and out to sea, from Thatcher Rock in Torquay, across the bay to Berry Head, Brixham. Situated in a cul-de-sac position, the property is only a couple of minutes' drive to Paignton where there are a range of shops and restaurants, along with a vast choice of leisure and sports facilities. Local parks and greenspace in the surrounding area include the beautiful gardens at Oldway Mansion and the 11-acre Victoria Park. For commuting and travelling, Paignton has a bus station and a railway station with services to Exeter and London, Paddington. The A380 linking Torquay and Exeter with its airport and access to the M5 motorway is also closeby.

The home is offered for sale 'chain free' with well-maintained accommodation comprising: Hallway, Lounge with sea views, Dining room, fitted Kitchen opening directly out to the rear garden, 4 Bedrooms, a Bathroom and Separate W.C. There is the added benefit of a large, partly boarded roof space, providing scope for the creation of additional accommodation subject to the usual planning/building regulations. Outside, there are 2 x Garages to the front of the property and the enclosed gardens comprise of lawns and decked terraces, all of which enjoy the fabulous sea view.

The Accommodation Comprises:

COVERED ENTRANCE PORCH UPVC cladding and exterior light. UPVC front door with frosted inset and matching UPVC side panel opening into:

HALLWAY Staircase rising to first floor accommodation. Understairs cupboard providing ample storage space, with light. Dado rail. Picture rail. Radiator.

LOUNGE 14'8" x 13'3" (4.47m x 4.05m) A sunny, dual aspect room with UPVC double glazed window to front enjoying lovely views over the surrounding area and out to sea with Thatcher Rock in the distance. UPVC double glazed windows to either side. Feature fireplace with wooden mantel surround, inset and hearth with coal effect fire. Picture rail. Central ornate ceiling rose. Radiator. T.V. aerial point.

DINING ROOM 12'6" x 12'5" (3.81m x 3.79m) max UPVC double glazed box bay window to rear with a pleasant outlook over the rear garden. Radiator. Dado rail. Feature fireplace with wooden mantel surround, matching hearth and inset. Picture rail. Central ornate ceiling rose.

KITCHEN/BREAKFAST ROOM 15'9" x 8'10" (4.81m x 8'10") A superbly fitted Kitchen with matt grey worksurfaces and a comprehensive range of white gloss cupboards, incorporating built-in wine racks. Matching range of eye-level units. Large inset Schock composite sink and drainer. Built-in Bosch ovens. Built-in hob with glass splashback and extractor hood over. Integrated



dishwasher. Cupboard housing the washing machine and tumble dryer. Vertical radiator. Part tiled walls. Cupboard housing the Worcester combination boiler. UPVC double glazed sliding patio doors opening to the rear garden.

FIRST FLOOR LANDING Picture rail. Hatch to:

PARTIALLY BOARDED ROOF SPACE, allowing scope for additional accommodation, subject to the usual planning/building regulations.

MASTER BEDROOM 13'6" x 12'7" (4.11m x 3.83m)

UPVC double glazed window to front enjoying a widespread panorama over the area and out to sea, with views from Thatcher Rock across to Brixham. Radiator. Picture rail. T.V. aerial point. Built-in cupboard with shelving. UPVC double glazed window to side.

BEDROOM 2 12'6" x 12'4" (3.80m x 3.77m)

UPVC double glazed window to rear overlooking the garden. Picture rail. Dado rail. T.V. aerial point. Radiator. 2 x Built-in wardrobes with hanging rail and shelving.

BEDROOM 3 8'11" x 8'11" (2.73m x 2.73m)

UPVC double glazed window to rear. Picture rail. Radiator.

BEDROOM 4 7'11" x 7'5" (2.41m x 2.25m)

UPVC Double glazed window to front with stunning views out to sea, taking in Thatcher Rock across to Berry Head. Picture rail. Radiator.



BATHROOM Suite comprising panelled bath with shower over and folding glazed screen, pedestal wash basin. Part tiled walls. Chrome heated towel rail/radiator. UPVC obscure glazed window to side.

W.C. Low-level W.C. Part tiled walls. Obscure glazed window to side.

OUTSIDE The property is approached via a wrought iron gate and a few steps rising to a wide paved pathway with adjoining gravelled borders and easy to maintain Astro lawn. There is an enclosed decked terrace enjoying views out to sea, with ample space for pots and plants. A wrought iron gate allows access to the side of the property, where there is a paved garden, ideal for storage and water tap.

The enclosed rear garden comprises of a good size lawn with surrounding borders planted with shrubs and trees. A **RAISED DECKED TERRACE** with sea views and ample space for garden furniture. Hardstanding for large garden shed/summerhouse. Paved patio area.

2 x GARAGES To the front of the property:

GARAGE 1 measuring 15'3" x 8' (4.66m x 2.44m)

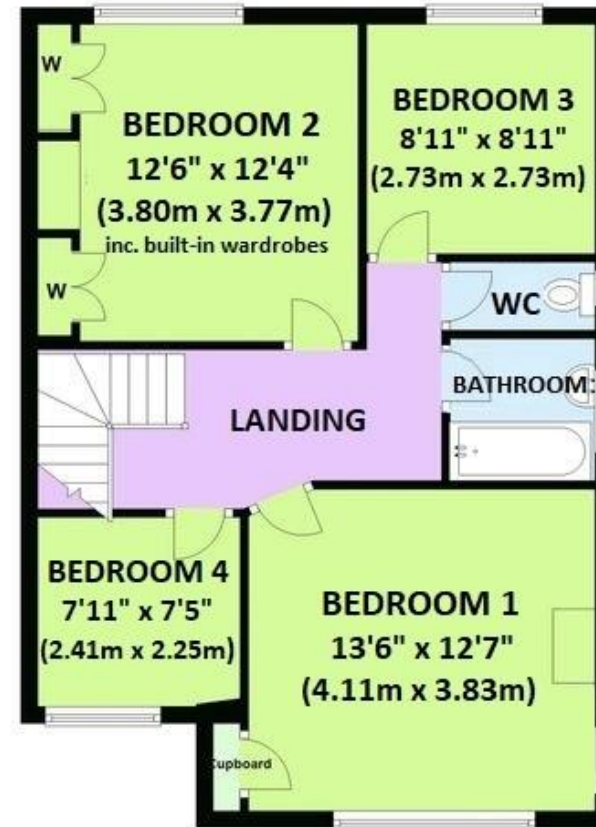
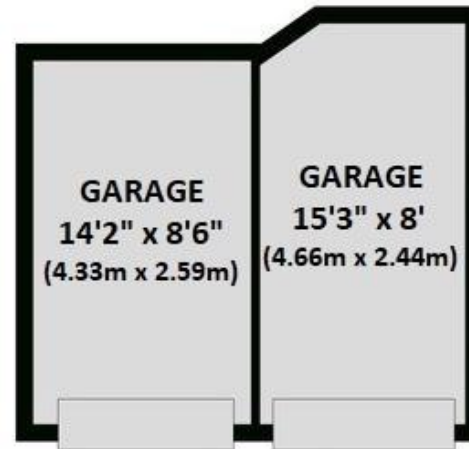
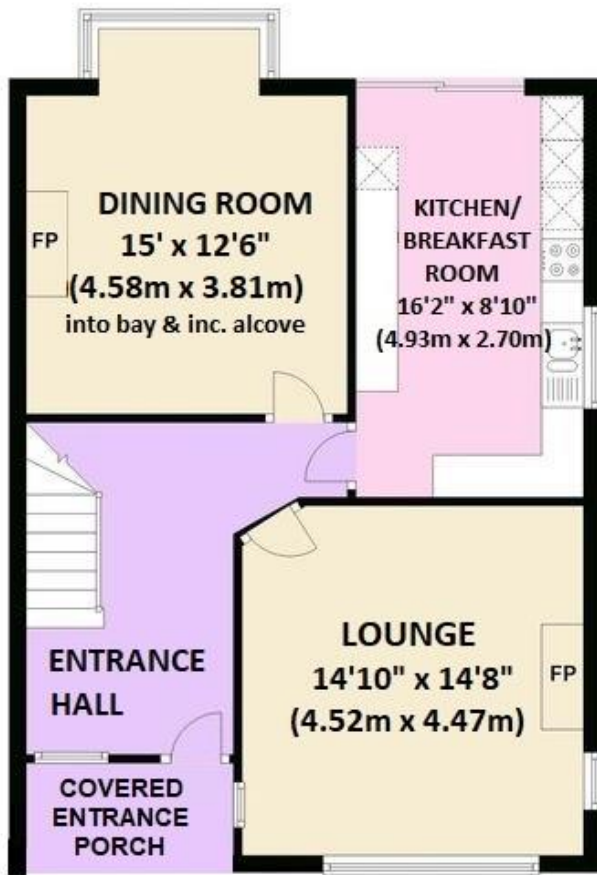
GARAGE 2 measuring 14'2" x 8'6" (4.33m x 2.59m)

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax – Band D





Total area: approx. 142.6 sq. metres (1535.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 70 | 82 |
| EU Directive 2002/91/EC | | | |