



15 EAST PAFFORD AVENUE, TORQUAY, TQ2 8BZ

Pincombe's
estate agents



A 3 BEDROOM SEMI-DETACHED HOUSE WITH GARDEN & OFF-ROAD PARKING FOR 2 CARS

A semi-detached house conveniently situated close to local amenities including shops, primary and secondary schools, and a bus service operating nearby with routes to The Willows retail Park and the town centre. There are several green parks to enjoy in the area, along with King George V playing fields approximately ½ a mile away, and Brunel Woods about a mile distant. For travelling and commuting, the property has easy access to the South Devon expressway and its road link to Exeter and the M5, and within a short car journey is Torre station with regular services to Exeter and London Paddington.

The family home offers accommodation over 2 levels comprising GROUND FLOOR - Hallway, Living room, Conservatory opening onto the decked terrace, fitted Kitchen, Dining area and downstairs W.C. FIRST FLOOR – 3 Bedrooms and a family Bathroom. Outside, there is an off-road Parking area for 2 cars to the front of the property, and to the rear, the garden is laid out over 2 levels comprising of a wraparound decked terrace and an enclosed astro lawn garden with large log cabin.

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with obscure glazed inset to:

HALLWAY Radiator. Stairs rising to first floor accommodation with large understairs storage recess.

DOWNSTAIRS W.C. Low level W.C. Obscure glazed window to side.

LIVING ROOM 16' x 11'3" (4.87m x 3.43m) Dual aspect with UPVC double glazed leaded light window to front and UPVC double opening doors into Conservatory. Radiator. T.V. aerial point.

CONSERVATORY 15'9" x 9'10" (4.80m x 2.99m) UPVC windows to 2 sides overlooking the garden. Door opening to the decked terrace. Radiator.

KITCHEN 16'11" x 9'3" (5.15m x 2.82m) max Worksurfaces with inset 1.5 bowl sink and drainer unit with a comprehensive range of storage cupboards under. Range of eye-level units, including cupboard housing the Ideal gas boiler. Space and plumbing for dishwasher and washing machine. Space for tumble dryer. Electric hob with extractor hood above. Built-in double oven. Space for American style fridge/freezer. Internal window to Hallway. UPVC double glazed leaded light window to rear. UPVC double glazed leaded light window to side. UPVC door into:



DINING AREA 15'8" x 7' (4.77m x 2.13m) UPVC double glazed windows overlooking the rear. Pine clad ceiling. Fuseboard. UPVC doors to the front gardens. UPVC door to the rear garden.

FIRST FLOOR LANDING UPVC double glazed leaded light window to side. Hatch to insulated roof space.

BEDROOM 1 12'2" x 8'11" (3.71m x 2.73m) max, excluding recess storage UPVC double glazed windows to front and side. Radiator.

BEDROOM 2 15'5" x 9'7" (4.69m x 2.93m) Windows to the front and rear. Radiator.

BEDROOM 3 8'11" x 7'5" (2.73m x 2.26m) UPVC window to rear overlooking the garden. Radiator.

BATHROOM Panelled bath with Triton shower unit and tiled surrounds. Pedestal wash basin. Low level W.C. Heated towel rail. Part tiled walls. Inset spotlights. UPVC obscure glazed window to rear.

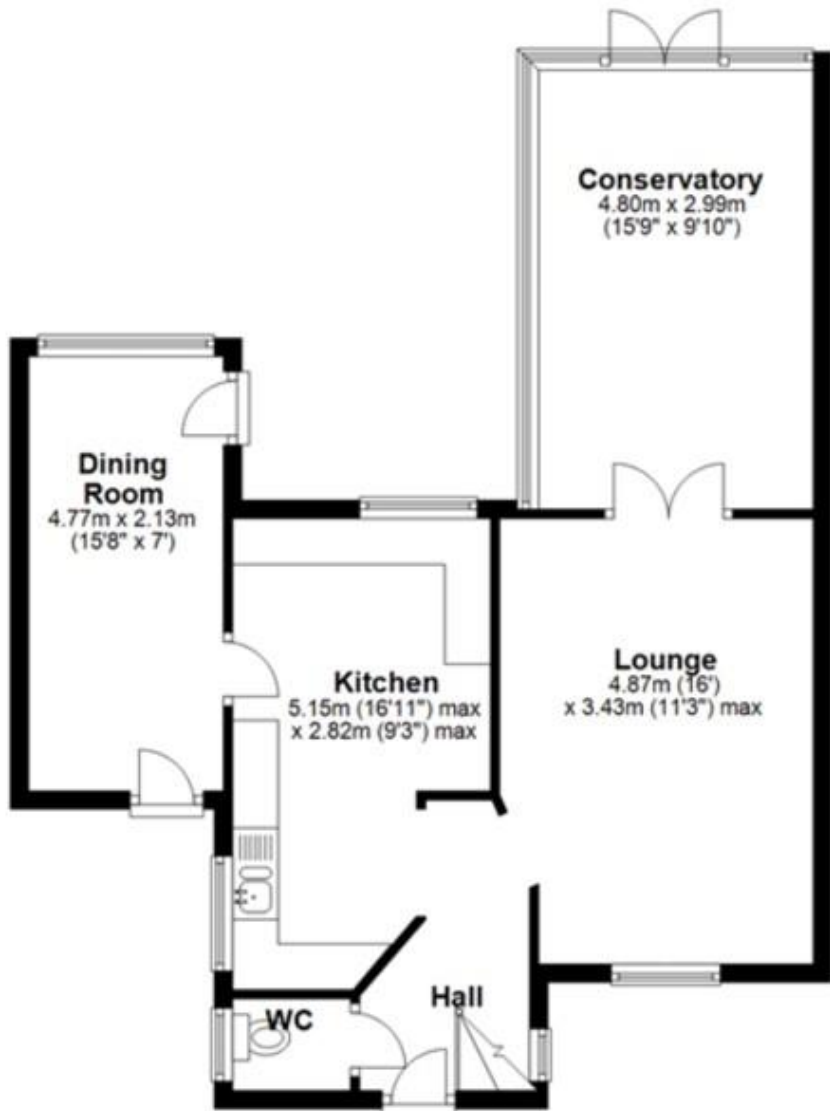
OUTSIDE The property benefits from off road Parking to the front with a part paved, part gravelled parking area large enough for 2 cars. Raised bed. Wooden gate with access to the side. Water tap. The rear garden is enclosed and on 2 levels comprising of a wraparound decked terrace, with stairs down to a level garden which is laid to astro turf. **LOG CABIN** with electric.

ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax – Band B

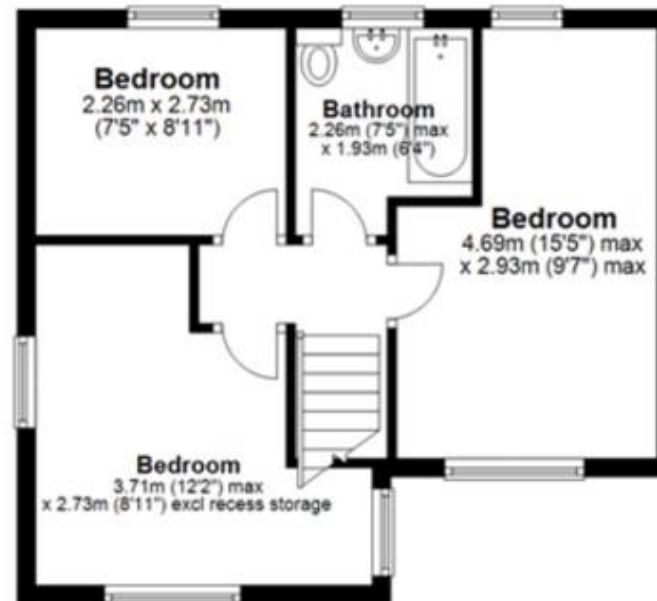


Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor



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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.